



All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed
 Total Area: 144.4 m²



Energy performance certificate (EPC)

Property address 7 Vicarage Avenue Congleton, Cheshire	Energy rating C	Valid until 13 March 2035
	Certificate number 9135-4627-3480-6532-7296	

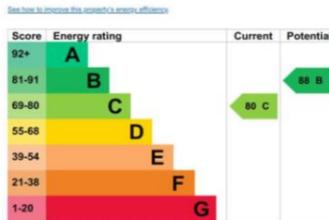
Property type	Detached house
Total floor area	129 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
 You can read [guidance for landlords on the regulations and exemptions that apply to your property](#) on the [GOV.UK website](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.



Disclaimer
 Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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7 Vicarage Avenue,
 Congleton, Cheshire CW12 2FW

Selling Price: £440,000

- NO CHAIN
- EXCLUSIVE DEVELOPMENT OF JUST NINE HOMES
- FOUR DOUBLE BEDROOM DETACHED HOUSE
- OPEN-PLAN DINING KITCHEN
- LOUNGE AND SEPARATE STUDY
- PRINCIPAL BEDROOM WITH EN-SUITE
- DOUBLE BLOCK-PAVED DRIVEWAY
- FARMLAND VIEWS TO THE REAR



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

NO ONWARD CHAIN

Discover Your Dream Home: A Bespoke Sanctuary of Modern Luxury

Escape to this exceptional four-bedroom detached home, one of only nine exclusive residences nestled within a private, non-estate development. Boasting an impressive 'B' EPC rating, this property offers a perfect blend of contemporary style, comfort, and unrivalled convenience.

Imagine:

- **Arriving Home:** A double block-paved driveway leads you to a home of striking kerb appeal, with stone-effect detailing that hints at the elegance within.
- **Stepping Inside:** A welcoming reception hall leads to a stunning contemporary interior, featuring a modern kitchen and beautifully appointed bath/shower/WC suites.
- **Living in Style:** Enjoy spacious living areas, including a study, lounge, and a dining kitchen perfect for entertaining. Four double bedrooms, including a master en-suite, provide ample space for family and guests.
- **Basking in Views:** Wake up to breathtaking farmland vistas, a daily reminder of the tranquil setting.
- **Effortless Living:** Benefit from modern conveniences such as gas central heating and PVC double glazing, ensuring comfort and efficiency year-round.



Beyond Your Door:

- **Exclusive Community:** Situated on a private, no-through road, this home offers a sense of exclusivity and peace.
- **Prime Location:** Enjoy easy access to Congleton town centre, Congleton Park, and the Biddulph Valley Way nature trail.
- **Convenient Connections:** Excellent bus routes, reputable schools, and Congleton Railway Station with direct London connections are all within easy reach.
- **Local Delights:** Explore nearby convenience stores, vibrant town centre amenities, serene canal towpaths, and a charming local pub.

This is more than just a home; it's a lifestyle.

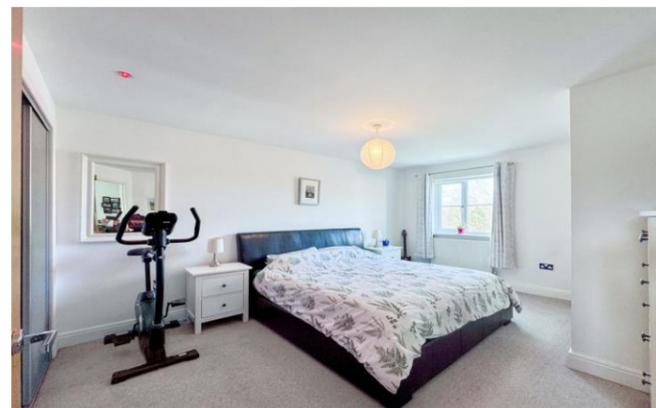
Don't miss the opportunity to experience this exceptional property. Contact Timothy A Brown today to schedule your viewing. We'd love to welcome you home!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Pitched canopy porch.

HALL 20' 0" x 7' 3" (6.09m x 2.21m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Stairs to first floor. Understairs store cupboard.

GUEST CLOAKROOM : Low level W.C. Pedestal wash hand basin. Single panel central heating radiator. Ceramic tiled floor.



STUDY 8' 3" x 6' 0" (2.51m x 1.83m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

LOUNGE 14' 3" x 13' 2" (4.34m x 4.01m): Single panel central heating radiator. 13 Amp power points. Television aerial point. PVCu double glazed french doors to rear garden.

DINING KITCHEN 24' 6" x 12' 0" (7.46m x 3.65m) max overall:

KITCHEN AREA 14' 1" x 8' 3" (4.29m x 2.51m): PVCu double glazed window to side aspect. Modern hi-gloss eye level and base units in white having granite preparation surfaces over with one and a half stainless steel sink unit inset. Built-in stainless steel 5 ring gas hob with extractor hood over. Built-in fan assisted oven/grill and microwave over. Integrated fridge, freezer, dishwasher and space for washing machine. Electric kickboard heater. Ceramic tiled floor.

DINING AREA 12' 0" x 10' 5" (3.65m x 3.17m): Single panel central heating radiator. 13 Amp power points. PVCu double glazed french doors to rear garden.

First Floor :

LANDING : Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder. Access to roof space via a retractable ladder which is boarded with height.

BEDROOM 1 FRONT 15' 5" x 12' 1" (4.70m x 3.68m): PVCu double glazed window to front aspect. 13 Amp power points. Built-in wardrobes.

EN SUITE : PVCu double glazed window to front aspect. Low voltage downlighters inset. White suite comprising low level W.C. with concealed cistern, pedestal wash hand basin and separate shower cubicle with mains fed shower. Chrome centrally heated towel radiator. Walls tiled to splashbacks.

BEDROOM 2 REAR 12' 10" x 9' 2" (3.91m x 2.79m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.



BEDROOM 3 REAR 12' 10" x 9' 3" (3.91m x 2.82m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 10' 10" x 9' 4" (3.30m x 2.84m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in triple wardrobes.

BATHROOM 9' 5" x 6' 4" (2.87m x 1.93m): PVCu double glazed window to rear aspect. Modern white suite comprising low level W.C., wall hung wash hand basin and panelled bath with mains fed shower over. Chrome centrally heated towel radiator. Walls tiled to splashbacks.

Outside :

INTEGRAL GARAGE 16' 0" x 9' 0" (4.87m x 2.74m) integral measurements: Electrically operated up and over door. Power and light. Wall mounted Ideal Logic gas central heating boiler.

FRONT : Block paved driveway for two cars.

REAR : Adjacent to the rear of the property is a timber decked terrace, a lovely outside dining area enjoying field views. Beyond are the lawned gardens with access to front via one side.

TENURE : Leasehold. 999 years from 2014 with 987 years remaining. Ground Rent £250 per annum.

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: SATNAV: CW12 2FW

