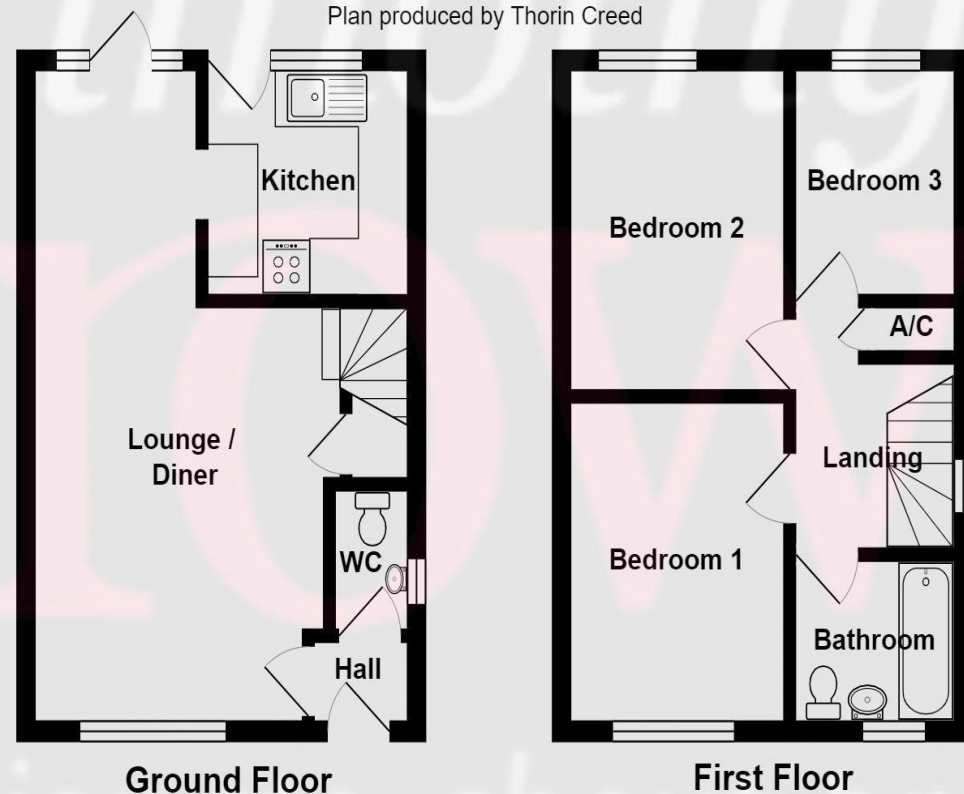
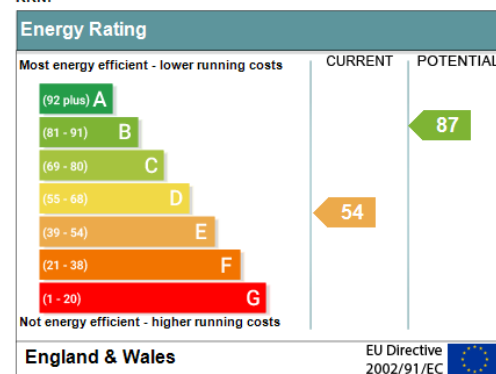


All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Total Area: 66.1 m²

Address: 9 ASH GROVE, CONGLETON, CONGLETON, CW12 4PN
RRN:



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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Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

9 Ash Grove

Congleton, Cheshire CW12 4PN

£198,000

- MODERN 3 BEDROOM DETACHED FAMILY HOME
- OPEN PLAN LOUNGE/THROUGH DINING ROOM
- SINGLE GARAGE
- DRIVEWAY FOR 2 CARS
- ENCLOSED SOUTH FACING REAR GARDEN
- POPULAR WEST HEATH LOCALITY
- NO ONWARD CHAIN

****NO ONWARD CHAIN****

Small CUL DE SAC position in ever popular West Heath locality. Modern THREE bedroom detached FAMILY home with SOUTH FACING gardens, DRIVEWAY and GARAGE.

Entrance hall. Cloakroom. Open plan lounge/through dining room. SEPARATE kitchen. THREE BEDROOMS and family bathroom. Enclosed south facing lawned gardens and patio. Driveway for two cars. Single garage in a row of three. Full PVCu double glazing and gas central heating.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping



precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area will be further enhanced with the completion of the new Congleton link road opening in 2020. The Congleton link road will join the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

ENTRANCE VESTIBULE : Coving to ceiling. Single panel central heating radiator.

CLOAKROOM : PVCu double glazed window to side aspect. White suite comprising: low level w.c. and wall mounted wash hand basin. Single panel central heating radiator.

LOUNGE THROUGH DINING ROOM 23' 4" x 11' 8" (7.11m x 3.55m): PVCu double glazed windows to front and rear aspects. Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. BT telephone point (subject to BT approval). Electric fire set on marble effect hearth and back with Adams style fire surround. Understairs store cupboard. Return stairs to first floor. PVCu double glazed door to rear.

KITCHEN 8' 1" x 7' 10" (2.46m x 2.39m): PVCu double glazed window to rear aspect. Range of light oak effect fronted eye level and base units having black marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Space for slot in electric oven. Space for fridge/freezer, dishwasher. Space and plumbing for washing machine. Wall mounted gas central heating boiler. 13 Amp power points. Single panel central heating radiator. PVCu double glazed door to rear garden.



First Floor :

GALLERIED LANDING : PVCu double glazed window to side aspect. Airing cupboard housing a lagged hot water cylinder. Access to roof space.

BEDROOM 1 FRONT 11' 9" x 8' 7" (3.58m x 2.61m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 4" x 8' 8" (3.45m x 2.64m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 8' 1" x 6' 2" (2.46m x 1.88m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 4" x 5' 8" (1.93m x 1.73m): PVCu double glazed window to front aspect. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton electric shower over. Glazed white wall tiles. Single panel central heating radiator.

Outside :

FRONT : Lawned garden. Tarmacadam driveway for two vehicles.

REAR : South facing lawned gardens enclosed with a mixture of timber lapped fencing and side access to front.

GARAGE 16' 5" x 7' 10" (5.00m x 2.39m) Internal Measurements: Middle of a row of three. Up and over door.

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

TENURE : Freehold (subject to solicitors' verification).

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



LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: From our offices proceed along West Street and upon reaching the roundabout continue straight across on to West Road. At the next roundabout take the second exit onto Sandbach Road, then your next right onto Orchard Way. Follow this road which then bears to the left onto Ash Grove, where No 9 will be found on the left hand side clearly identified by our For Sale board.

