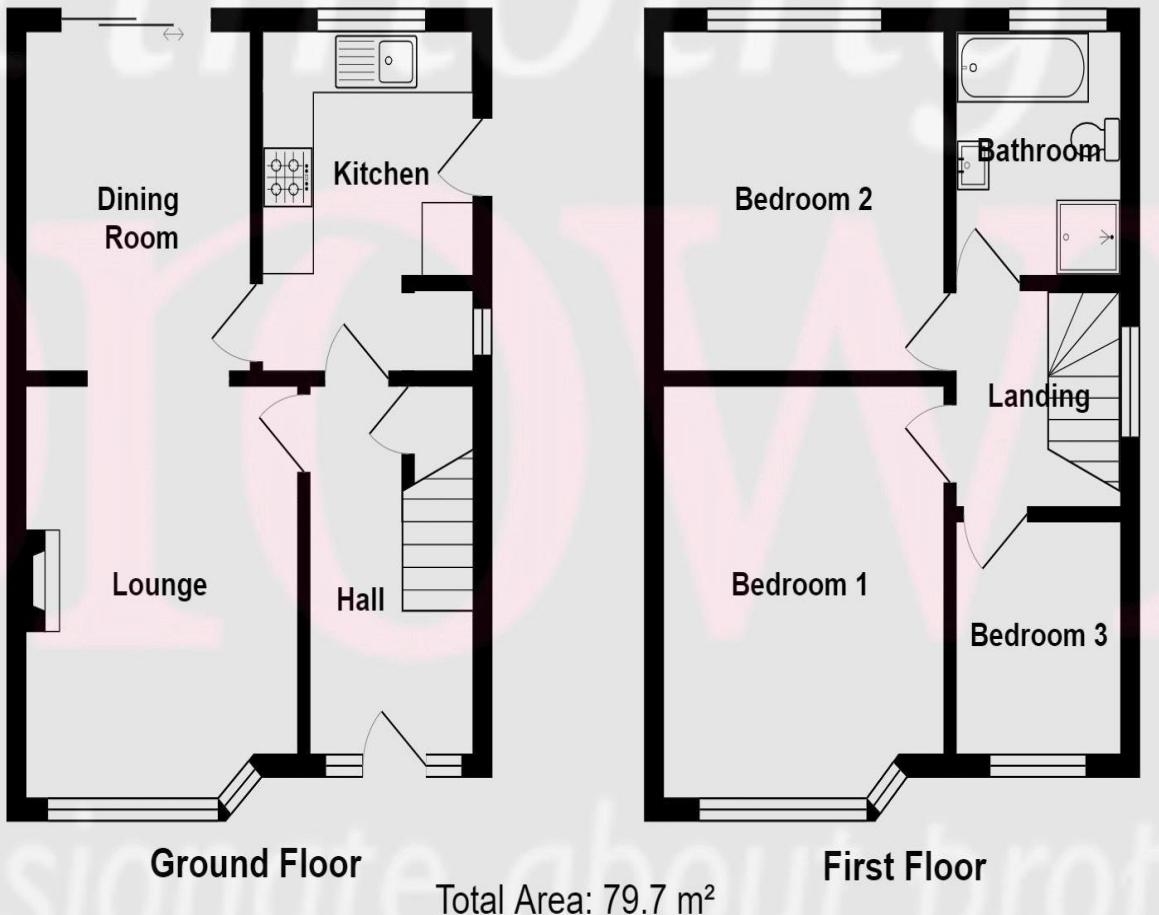


All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



**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.

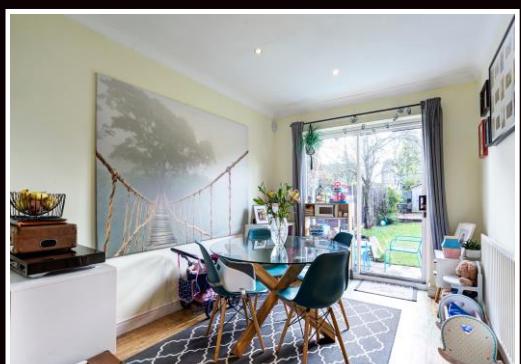
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# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)



9 Newlyn Avenue  
Congleton, Cheshire CW12 3AX

Selling Price: Offers in the Region Of  
£275,000

- 3 BED SEMI DETACHED
- GAS CENTRAL HEATING
- PVCu DOUBLE GLAZING
- DRIVEWAY PROVIDING PARKING PLUS A DETACHED GARAGE
- SOUTHERLY FACING REAR GARDENS
- PRIME MOSSLEY AREA
- NO CHAIN

\*\*NO CHAIN\*\*

PRIME MOSSLEY LOCATION - TASTEFULLY PRESENTED AND MODERN BAY FRONTED HOME WITH EXCELLENT GARDENS, DETACHED GARAGE AND DOUBLE WIDTH DRIVEWAY.

A well presented three bedoomed semi-detached residence situated in a small cul de sac, positioned on a good sized plot with southerly facing gardens to the rear.

Not only is this home and its gardens worthy inspection, it is also situated in the select Mossley area being conveniently located for the local parade of shops at Hightown, schools, railway station and golf course, together with open countryside a few minutes away for those interested in outdoor pursuits.

Further inducements include PVCu double glazing, gas central heating, double width driveway to the front which then continues to the side and a detached brick built garage.

On entering, the reception hall provides a door leading to the lounge. A large opening leads into the light and airy dining room laid with quality Karndean style oak effect flooring with sliding patio door opening into the rear garden. Completing the ground floor is the modern kitchen fitted with birch effect units,

complementing marble effect preparation surfaces and stainless steel appliances.

To the first floor, from the galleried landing, is access to the roof space, the three bedrooms (two of which are good sized doubles) and tasteful modern white bathroom suite with separate shower.

Externally and aforementioned is a double width driveway which continues to the side. To the rear are pleasantly sized southerly facing gardens, being mainly laid to lawn, with paved terraces creating ideal entertaining areas.

**The accommodation briefly comprises**

(all dimensions are approximate)

**FRONT ENTRANCE** : High security panelled door with glazed upper lights to:

**HALL** : Single panel central heating radiator. 13 Amp power point. BT telephone point (subject to BT approval). Stairs to first floor with understairs cupboard.

**LOUNGE 13' 2" x 10' 11" (4.01m x 3.32m) to walk-in bay**: PVCu double glazed bay window to front aspect. Low voltage downlighters inset. 13 Amp power points. Double panel central heating radiator. Contemporary style coal effect electric fire with black granite hearth and back with pine fire surround. Television aerial point. Large squared off opening to:

**DINING ROOM 11' 2" x 8' 10" (3.40m x 2.69m)**: Coving to ceiling. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Karndean style light oak effect flooring. PVCu double glazed sliding patio door opening onto rear garden.



**KITCHEN 11' 0" x 8' 3" (3.35m x 2.51m)**: PVCu double glazed window to rear aspect. Birch effect fronted eye level and base units having black marble effect roll edge formica preparation surfaces over with stainless steel one and a half bowl sink unit inset. Multi coloured glazed tiles to splashbacks. Built in stainless steel 4 ring gas hob. Built in NEFF double electric oven and grill. Integrated dishwasher and fridge. 13 Amp power points. Space for freezer. Karndean style light oak effect flooring.

**First Floor :**

**GALLERIED LANDING** : PVCu double glazed picture window to side aspect at half landing. Access to the partially boarded roof space via a retractable ladder with light and housing Worcester combination boiler.

**BEDROOM 1 FRONT 14' 0" x 10' 11" (4.26m x 3.32m)**: PVCu double glazed bay window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR 11' 3" x 11' 0" (3.43m x 3.35m)**: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 7' 4" x 6' 5" (2.23m x 1.95m)**: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: low level w.c. with concealed cistern, wash hand basin set in vanity unit with cupboard below and panelled bath. Enclosed and separate shower cubicle housing a mains fed shower. White glazed tiles to splashbacks and half height. Wall mounted chrome centrally heated towel radiator. Shaver point.

**Outside :**

**FRONT** : Tarmacadam driveway providing parking for two cars, which then continues to the side.



**DETACHED BRICK BUILT GARAGE 22' 4" x 10' 0" (6.80m x 3.05m)**  
**Internal measurements.**: Plenty of overhead storage. Power and light. Up and over door. Personal door.

**REAR** : Attractive stone effect paved patio beyond which are lawned gardens with flower borders and to one corner is a paved patio suitable for alfresco entertaining. Cold water tap. Security light. Timber panelled garden shed.

**TENURE** : Freehold (subject to solicitors verification).

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: From the Town Hall turn right into Canal Street. Proceed along this road and over the bridge, turn immediately right into Astbury Lane Ends. Follow the road round and take the first right into Newlyn Avenue where the property can be found on the left hand side.

