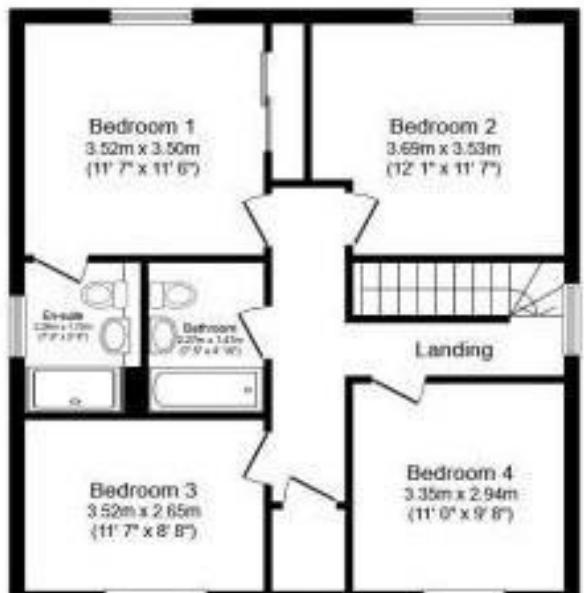




**Ground Floor**



**First Floor**



**Garage**



**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.

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

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

**2 Biggs Way**  
Congleton, Cheshire CW12 1LZ

£375,000

- 4 BEDROOM DETACHED FAMILY PROPERTY
- FANTASTIC COMMUTER LINKS
- HIGH QUALITY & WELL LAID OUT ACCOMMODATION
- DOUBLE LENGTH BLOCK PAVED DRIVEWAY
- DETACHED GARAGE
- ENCLOSED LANDSCAPED REAR GARDEN
- CALL US NOW TO AVOID DISAPPOINTMENT!

# FOR SALE BY PRIVATE TREATY (Subject to contract)

NEW TO MARKET! VIEW OUR 360 VIRTUAL TOUR TODAY!

Superb family size home with fantastic commuter links! Call our office or send an enquiry now to avoid disappointment!

Splendidly situated on the fringe of the established Seddons built development known as 'The Green', this 4 bedrooomed detached residence offers high quality and well laid out accommodation most would expect from such a reputable developer. Adorned with attractive tile hung cladding and set out in such a way to allow a vastness of space while keeping a cosy family feel, this property will undoubtedly not go unsecured for long!

**Locality** - Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene.

**Accommodation** – In brief this property comprises of: hallway, kitchen, dining room, WC, a sizeable lounge to the ground floor with four good size bedrooms, one with en-suite bathroom, and family bathroom to the first floor, not to forget the detached garage with power to the property's flank.

## Location and travel links –

- Immediate access to A34 and the soon to be completed Congleton Link Road, providing convenient main road travel to the North's cities including



Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.

- Lower Heath is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.
- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes. • Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond. We undoubtedly have the location, location, location factor with this one! Call us to view today!

## The accommodation briefly comprises:

(all dimensions are approximate)

**STORM CANOPY** : Double glazed timber framed door. Slate roofed rain cover, with light.

**HALL** 17' 1" x 3' 9" (5.20m x 1.14m): Alarm panel. Radiator with thermostat. Coving to ceiling. BT telephone point (subject to BT approval). 13 Amp power points.

**CLOAKROOM** 5' 4" x 3' 5" (1.62m x 1.04m): Double panel central heating radiator. White suite comprising: w.c. and wash hand basin with tiled splashback. Extractor fan.

**LIVING ROOM** 25' 10" x 12' 1" (7.87m x 3.68m): Coving to ceiling. Two double French doors and PVCu double glazed windows to rear aspect. Television aerial point. 13 Amp power points. Double

panel central heating radiator. Living flame gas fire with a granite style surround, inset and hearth.

**DINING ROOM** 12' 9" x 10' 3" (3.88m x 3.12m): Coving to ceiling. PVCu double glazed window to front aspect. 13 Amp power points. Understairs storage. Double panel central heating radiator. New hardwood flooring by local firm, Jantex.

**KITCHEN** 16' 2" x 10' 6" (4.92m x 3.20m): Low voltage downlighters inset. Double glazed PVCu window to front aspect. A Dream Kitchen (under 12 months old) fitted with range of eye level and base units in matt grey with laminate preparation surfaces over and composite single drainer 1.5 sink unit inset, with chrome mixer tap. Integrated NEFF cooking appliances including double oven/grill, microwave, 5 ring gas hob and extractor hood over. Integrated fridge freezer. Integrated dishwasher. Space and plumbing for a washing machine. Grey metro tiled splashbacks. Double panel central heating radiator. 13 Amp power points. Door to outside.

First Floor :

**LANDING** 15' 3" x 14' 2" (4.64m x 4.31m): PVCu frosted double glazed window. Access to roof space. Airing cupboard. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 1 REAR** 11' 7" x 11' 5" (3.53m x 3.48m): PVCu double glazed window to rear aspect. Built in wardrobes. Double panel central heating radiator. 13 Amp power points. Access to en suite.

**EN SUITE** 5' 8" x 5' 1" (1.73m x 1.55m): PVCu frosted double glazed window to side aspect. White suite comprising: w.c., vanity basin and fully tiled shower enclosure with glass shower door. Recessed ceiling downlighters. Extractor fan. Shaver point. Ladder style towel radiator.

**BEDROOM 2 REAR** 11' 6" x 11' 3" (3.50m x 3.43m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT** : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 4 FRONT** 11' 5" x 8' 7" (3.48m x 2.61m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

**BATHROOM** 7' 6" x 5' 8" (2.28m x 1.73m): White suite comprising: w.c., vanity basin and a panelled bath. Tiled splashbacks. Recessed ceiling downlighters. Extractor fan. Double panel central heating radiator.

Outside :

**FRONT** : Courtyard with shrubbery. Double length block paved driveway leading to:

**GARAGE** 17' 4" x 10' 0" (5.28m x 3.05m) Internal Measurements: Up and over door. Power and light.

**REAR** : Enclosed landscaped rear garden with Indian stone patios, pergola, shrubs and flower borders. Gated side access.

**LEASEHOLD** : Ground rent £415 per annum.

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

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

**LOCAL AUTHORITY**: Cheshire East.

**TAX BAND**: E

**DIRECTIONS**: From our offices proceed along West Street to the roundabout taking the fourth exit onto Clayton Bypass. Continue through the traffic lights to the next roundabout and bear right onto the Macclesfield Road where the Development will be found immediately on your left.

