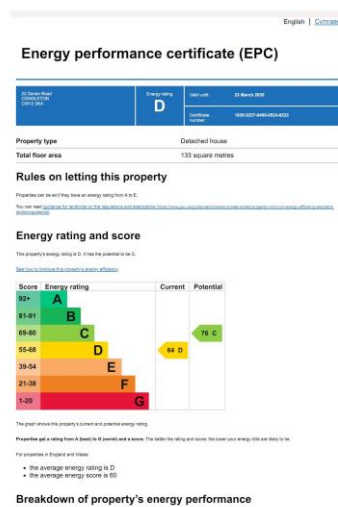


All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed  
Total Area: 136.4 m<sup>2</sup>



**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  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

22 Daven Road  
Congleton, Cheshire CW12 3RA

Selling Price: £350,000

- SPACIOUS 4 BEDROOM DETACHED FAMILY HOME
- WAITING TO BE TRANSFORMED INTO YOUR DREAM HOME
- LOUNGE, DINING ROOM, BREAKFAST KITCHEN & SUN PORCH
- INTEGRAL GARAGE & LONG DRIVEWAY FOR SEVERAL CARS
- ON LARGE PLOT WITH CANALSIDE SETTING
- SOUGHT AFTER LOCATION CLOSE TO COUNTRYSIDE WALKS
- WITHIN WALKING DISTANCE OF TOWN CENTRE & TRAIN STATION
- NO CHAIN



Unleash Your Vision: A Spacious Family Canvas Awaits By the Canal!

Imagine the possibilities! This expansive four-bedroom family home, nestled in a sought-after location, presents a rare opportunity to create your dream residence. With a generous plot and serene canal-side setting, this property offers a lifestyle as unique as your vision.

Step inside and envision:

**A Blank Canvas:** A spacious layout ripe for cosmetic refurbishment, allowing you to personalise every detail and create a home that truly reflects your style.

**Ample Living Space:** Enjoy a welcoming entrance porch, guest cloakroom, comfortable lounge, dining room, and a bright breakfast kitchen.

**Integrated Convenience:** An integral garage and a charming sun porch add practicality and character.

**Family-Sized Comfort:** Four well-proportioned bedrooms, a shower room, and a separate WC provide ample space for family living.

Outside, discover:

**A Grand Entrance:** A substantial paved driveway accommodates multiple vehicles, with potential for even more space for your recreational vehicles.

**Tranquil Canal-Side Gardens:** An enclosed, mature rear garden adjoins a peaceful green



space and the picturesque Macclesfield Canal, offering a serene backdrop for outdoor living.

**Alfresco Entertaining:** A large terrace provides the perfect setting for summer gatherings and outdoor dining.

Embrace the coveted location:

**Prime Jones Homes Development:** Situated in a respected and mature community, offering a sense of established charm.

**Seamless Connectivity:** Enjoy easy access to Congleton railway station, providing swift connections to Manchester and London.

**Canal-Side Living:** Step onto the Macclesfield Canal towpath for scenic walks and immediate access to the beautiful Cheshire countryside.

**Town Centre Convenience:** A short 15-minute walk takes you to Congleton's vibrant town centre, offering an array of shops, restaurants, and leisure facilities.

**Recreational Paradise:** Benefit from proximity to the award-winning Congleton Park and the modern leisure centre.

**Vibrant Community:** Experience Congleton's lively nightlife, diverse dining scene, and access to the stunning Peak District National Park.

**This is more than just a house; it's an opportunity to create a bespoke family haven in a truly exceptional setting. Don't miss your chance to transform this property into your dream home!**



Call us today to schedule your viewing and begin your journey!

The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE :** Timber panelled door with glazed fan light.

**PORCH :** Granolithic tiled floor. Cloaks cupboard with sliding door.

**SEPARATE W.C. :** PVCu double glazed window to side aspect. White suite with low level W.C. and pedestal wash hand basin. Single panel central heating radiator.

**LOUNGE 19' 2" x 12' 8" (5.84m x 3.86m) :** PVCu double glazed window to front aspect. Two double panel central heating radiators. 13 Amp power points. Sliding door to dining room. Open plan stairs to first floor.

**DINING ROOM 12' 0" x 9' 5" (3.65m x 2.87m) :** Sliding door to lounge. PVCu double glazed sliding patio door to rear garden.

**BREAKFAST KITCHEN 17' 3" x 9' 5" (5.25m x 2.87m) :** PVCu double glazed window to rear aspect. Extensive range of laminate fronted eye level and base units with preparation surface over and double drainer sink unit. Space for slot-in electric cooker. Space and plumbing for washing machine and slimline dishwasher. Space for fridge and freezer. Single panel central heating radiator. Door to dining room and garage. Door to:

**SUN PORCH 6' 5" x 5' 3" (1.95m x 1.60m) :** Brick base built with PVCu double glazed upper panels. Door to outside.

First Floor :

**LANDING :** 13 Amp power points. Access to roof space.

**SEPARATE W.C. :** PVCu double glazed window to rear aspect. Low level W.C.

**BEDROOM 1 FRONT 16' 0" x 12' 1" (4.87m x 3.68m) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

**BEDROOM 2 REAR 10' 7" x 9' 3" (3.22m x 2.82m) :** PVCu double glazed window to rear aspect with garden and canal side views.



Single panel central heating radiator. 13 Amp power points. Built-in wardrobe. Airing cupboard with lagged hot water cylinder.

**BEDROOM 3 FRONT 11' 5" x 10' 1" (3.48m x 3.07m) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe.

**BEDROOM 4 REAR 10' 4" x 7' 0" (3.15m x 2.13m) :** PVCu double glazed window to rear aspect with garden and canal side views.

**SHOWER ROOM 6' 4" x 5' 5" (1.93m x 1.65m) :** PVCu double glazed window to rear aspect. Pedestal wash hand basin. Separate shower cubicle housing Triton electric shower with glass sliding door. Single panel central heating radiator.

OUTSIDE :

**FRONT :** Deep frontage with huge driveway providing parking for numerous vehicles with lawned garden and herbaceous shrubbery.

**REAR :** Extending from the rear and to the full width of the property is an extensive crazy paved terrace with dwarf walls and central steps leading up to the lawned gardens encompassed with well stocked flower borders. Leylandi hedge with gated access to open green space canalside area. Access to front via both sides.

**INTEGRAL GARAGE 18' 6" x 10' 1" (5.63m x 3.07m) internal measurements:** Electrically operated up and over door. Power and light. Single panel central heating radiator. Wall mounted Main gas centrally heated boiler.

**TENURE :** Leasehold. Ground rent: £20 per annum. Lease commenced 15<sup>th</sup> December 1974 for a term of 999 years with 949 years remaining. (Subject to solicitors verification).

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

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

**TAX BAND:** D **LOCAL AUTHORITY:** Cheshire East Council

**DIRECTIONS:** SATNAV: CW12 3RA

