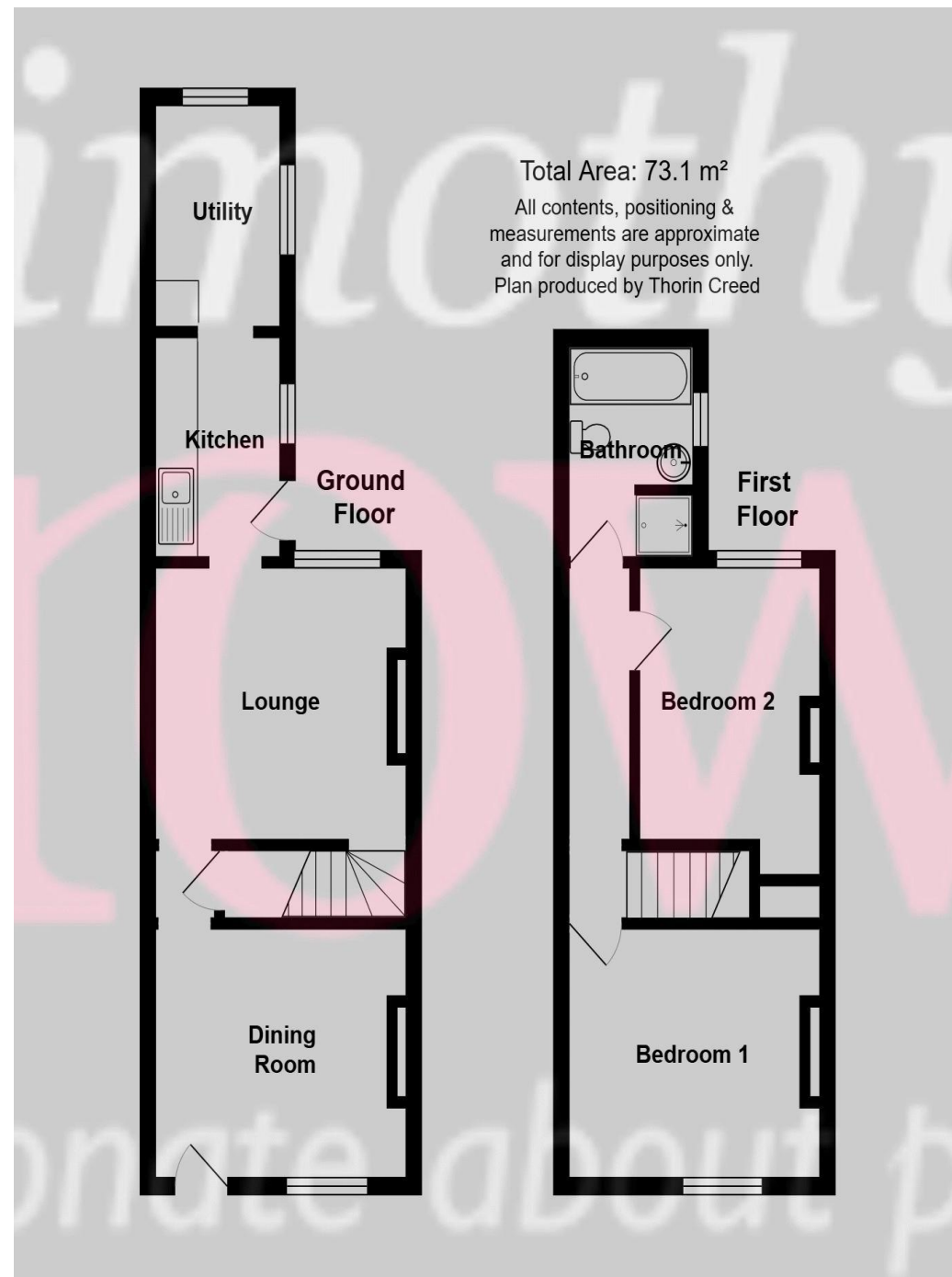


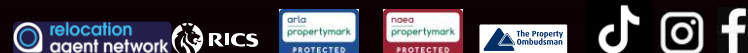
Timothy a brown



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

21 Swan Street
Congleton, Cheshire CW12 4BN

Selling Price: £168,000

- IMMACULATE TOWN CENTRE HOME WITH PRIVATE GARDEN
- TURNKEY OPTION – VENDOR WILLING TO SELL FULLY FURNISHED AS SHOWN IN PHOTOS
- TWO GENEROUS RECEPTION ROOMS & KITCHEN WITH UTILITY
- TWO DOUBLE BEDROOMS & BATHROOM WITH SEPARATE SHOWER CUBICLE
- OUTDOOR APPEAL – RARE PRIVATE GARDEN, PERFECT FOR RELAXING OR ENTERTAINING
- IDEAL FOR ALL BUYERS – PERFECT FOR FIRST-TIME BUYERS, DOWNSIZERS, OR SAVVY INVESTORS
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

****A stunning immaculately presented home****

****The vendor is prepared to sell the property furnished as shown in the photographs if required, please view our video tour and make that viewing****

Located just a short walk to Congleton town centre and all of it's shops, bars, restaurants and leisure facilities, this spacious and traditional property offers buyers the chance to acquire a great property in a brilliant area!

Internally you'll find two large reception rooms and kitchen with utility room to the ground floor whilst upstairs are two double bedrooms and a pleasant bathroom.

This property boasts the rare benefit of a private garden to the rear.

This is a great opportunity for first time buyers, downsizers or even savvy buy to let investors!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Attractive leaded light front door:

LOUNGE 12' 0" x 10' 6" (3.65m x 3.20m): PVCu double glazed window. Double panel central heating radiator. 13 Amp power points. Meter cupboard. Attractive flooring. Doorway to lobby. Door to understairs storage.

DINING ROOM 12' 0" x 11' 6" (3.65m x 3.50m): PVCu double glazed window. Double panel central heating radiator. 13 Amp power points. Stairs to first floor. Attractive flooring. Doorway to:



KITCHEN 5' 10" x 9' 3" (1.78m x 2.82m): PVCu doble glazed window. Attractive modern fitted eye level and base units with tiled splashbacks and timber effect preparation surfaces having single drainer sink unit inset. Ceramic hob with extractor above and oven below. Double panel central heating radiator. Slate-style tile floor. PVCU double glazed outside door.

UTILITY 5' 6" x 9' 4" (1.68m x 2.84m): Two PVCu double glazed windows. Full length timber effect laminated surface matching the breakfast bar. Space for appliances below. Wall mounted gas central heating boiler. Slate style tiled floor.

First Floor :

LANDING : Access to roof space. 13 Amp power points. Doors to all rooms.

BEDROOM 1 FRONT 11' 11" x 9' 3" (3.63m x 2.82m): PVCu double glazed window. Single panel central heating radiator. 13 Amp power points. Cast iron fireplace. Fitted wardrobe.

BEDROOM 2 REAR 11' 7" x 9' 0" (3.53m x 2.74m): PVCu double glazed window. Single panel central heating radiator. 13 Amp power points. Fitted wardrobe.

BATHROOM : PVCu double glazed window. White 4-piece suite comprising: Low level W.C., panelled bath, glass basin set on vanity unit and fully tiled shower enclosure. Walls tiled to half height. Fully tiled floor. Chrome heated towel radiator. Extractor fan.

Outside :

FRONT : Unrestricted on-street parking.

REAR : Fully enclosed. Flagged and river stone areas. Rear gate. Modern storage shed.

TENURE : Freehold (subject to solicitor's 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: B

DIRECTIONS: SATNAV: CW12 4BN

