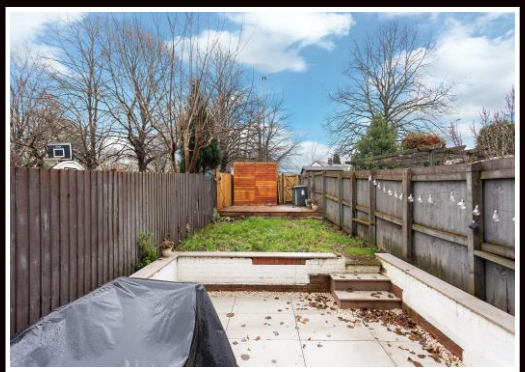
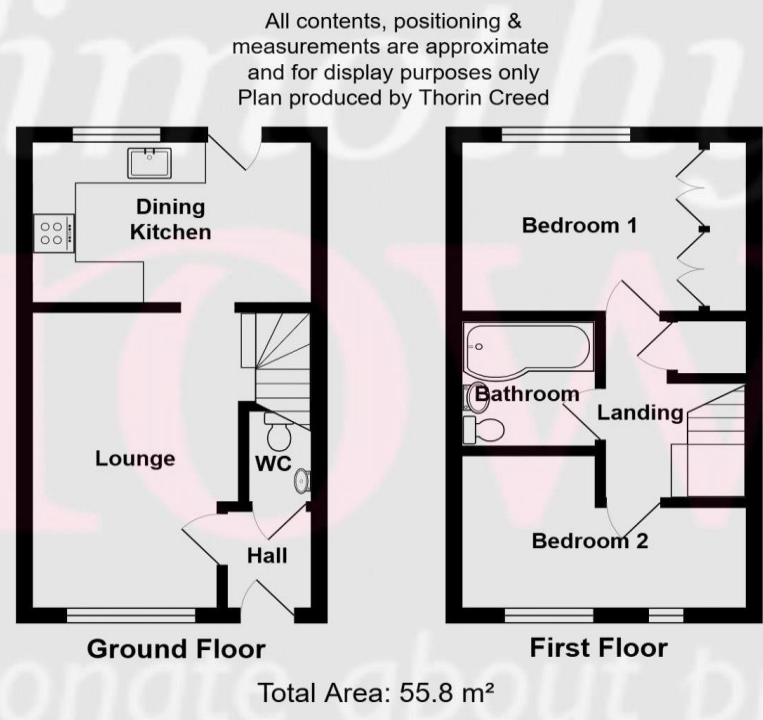


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Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried 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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40 Lower Meadow Drive,
Congleton, Cheshire CW12 4UX

Selling Price: Fixed £140,000

- STYLISH TWO BEDROOM MEWS HOME ON PRESTIGIOUS WOODLANDS DEVELOPMENT
- BUY AT 70% OF MARKET VALUE – OWN 100% & PAY NO RENT
- BEAUTIFULLY PRESENTED INTERIOR WITH CONTEMPORARY DESIGN & HIGH QUALITY FINISH
- STUNNING MODERN KITCHEN & SLEEK FAMILY BATHROOM
- WELL-PLANNED LIVING SPACES THAT ARE WARM, INVITING & EFFORTLESSLY STYLISH
- ATTRACTIVE LANDSCAPED GARDENS PERFECT FOR RELAXING OR ENTERTAINING
- PRIVATE DRIVEWAY PROVIDING CONVENIENT OFF-ROAD PARKING
- PRIME LOCATION CLOSE TO TOWN CENTRE, SCHOOLS & EXCELLENT TRANSPORT LINKS

Stylish 2-Bedroom Mews Home on the Prestigious Woodlands Development.

Buy at 70% of Market Value – Own 100%, Pay No Rent!

(Available through Cheshire East Council’s excellent Discounted for Sale scheme. Contact us for full details.)

Perfectly suited to first-time buyers, this beautifully presented mews home offers contemporary living in one of Congleton’s most desirable locations. Thoughtfully designed and finished to a high standard, the property boasts a stunning modern kitchen, a sleek bathroom, and well-planned living spaces that feel warm, inviting, and effortlessly stylish.

Step outside and you’ll find attractive landscaped gardens—ideal for relaxing or entertaining—as well as a private driveway for added convenience.

Why You’ll Love Living Here:

Located within the sought-after Woodlands development, this home places you just moments from:

- **The Orange Tree** – a renowned fine-dining hotspot, practically on your doorstep.
- **Congleton town centre** – an easy stroll to shops, cafés, restaurants, and everyday essentials.



- **Excellent transport links** – including nearby bus routes and quick access to the A34 and M6.
- **Highly regarded schools**, leafy parks, and picturesque countryside walks.

A rare opportunity to secure a high-quality home in an exceptional location—at an unbeatable price.

Call us now to arrange your viewing!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Steel skinned and panelled door with double glazed upper light.

HALL : Single panel central heating radiator. 13 Amp power points. Oak effect floor.

SEPARATE W.C. : White suite comprising: low level W.C and vanity wash hand basin. Single panel central heating radiator.

LOUNGE 14' 7" x 10' 0" (4.44m x 3.05m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Oak effect floor.

DINING KITCHEN 12' 9" x 7' 10" (3.88m x 2.39m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern hi gloss eye level and base units in light grey with marble effect preparation surface over with stainless steel single bowl sink unit inset. Built-in 4-ring halogen hob with extractor hood over and built-in electric oven/grill below. Integrated fridge and freezer, dishwasher and washing machine. Double panel central heating radiator. 13 Amp power points. Ceramic tiled floor. PVCu double glazed door to rear garden.



FIRST FLOOR :

LANDING : Galleried landing. Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder. Access to roof space.

BEDROOM 1 REAR 11' 0" x 8' 3" (3.35m x 2.51m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Two built-in double wardrobes.

BEDROOM 2 FRONT 12' 10" x 7' 7" (3.91m x 2.31m): Two PVCu double glazed windows to front aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 6' 2" x 6' 1" (1.88m x 1.85m): Low voltage downlighters inset. Modern white suite comprising: low level W.C., wall mounted wash hand basin and panelled bath with mains fed shower over and glass screen. Chrome centrally heated towel radiator. Matt finished grey marble effect tiled walls.

OUTSIDE :

FRONT : Parking space for one car.

REAR : Extending to the rear of the property is a porcelain paved terrace, ideal for outside seating with step up to the lawned garden and further raised timber decked area. Space for garden shed and gated access to rear.

TENURE : Freehold (subject to solicitor's verification).

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 4UX

