



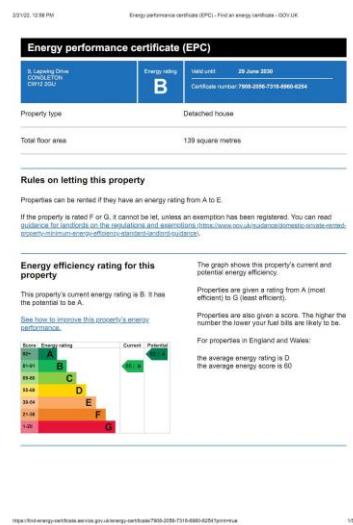
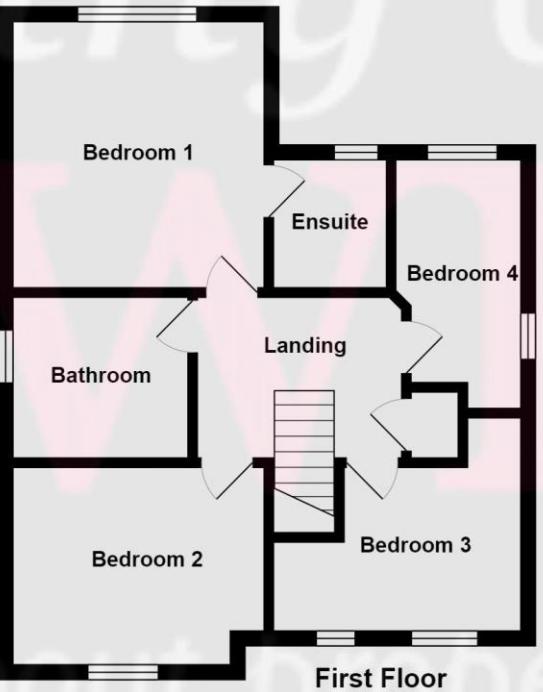
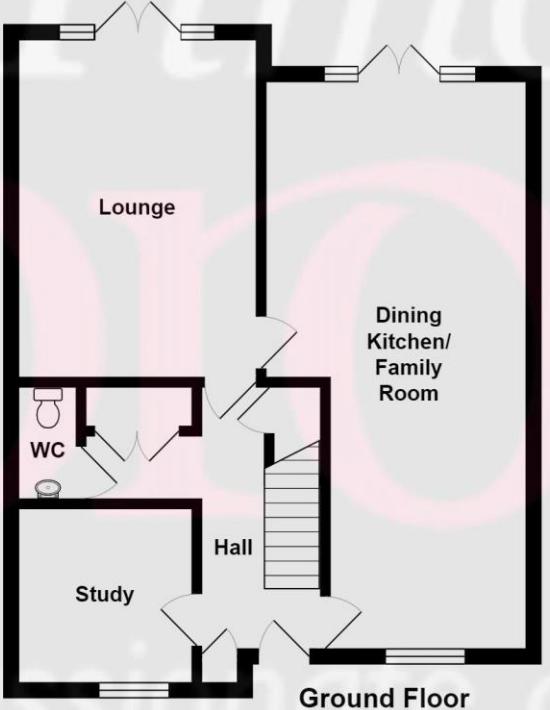
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measurements are approximate
and for display purposes only



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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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9 Lapwing Drive
Congleton, Cheshire CW12 2GU

Selling Price: £435,000

- 'THE BERRINGTON' 4 BEDROOM MODERN DETACHED RESIDENCE
- CONTEMPORARY ELEGANT INTERIOR
- OPEN PLAN DINING KITCHEN FAMILY ROOM
- LOUNGE & SEPARATE STUDY
- STYLISH BATHROOM & EN SUITE
- DRIVEWAY & GARAGE
- LANDSCAPED PRIVATE REAR GARDEN

FOR SALE BY PRIVATE TREATY (Subject to contract)

If you are looking for a MODERN 4 bedroom house, ready to move in to, that is designed with both practicality and style at its core, then The Berrington is sure to impress. The property is filled with all of the latest features that the modern family could need, while the contemporary, elegant interior means you can enjoy them in luxury.

The vendor of this particular home has invested a huge amount of money on bringing in ADDITIONS and UPGRADES resulting in a property which really does have the "WOW FACTOR"!!! There is a bespoke fitted kitchen with NATURAL GRANITE worktops and an abundance of quality built in appliances. The rear gardens are BEAUTIFULLY LANDSCAPED and with the addition of MOOD LIGHTING, making it a lovely safe and secure environment for families.

A marvellous en-suite to the master bedroom, generous garage, study and cloakroom are just some of the details that make evident the careful thought that has gone into the design of this property.

From the open plan dining kitchen family area, to the sophistication and sanctuary of the lounge, The Berrington offers a superb balance between family life and personal space. If you long for an executive home at a reasonable price, then look no further than this charming property.

Alderley Gate by Bloor Homes is one of the leading new build developments in the LOWER HEATH locality.

In a reversal of the usual pattern, it is older pupils who will have less far to go for school, with Eaton Bank Academy just a short walk from the development. Eaton Bank is rated 'good with outstanding features' by Ofsted and is a highly popular school delivering great results. Congleton High School offers an alternative, and is ranked 'good' by Ofsted. Primary pupils have a short school run to either Buglawton



Primary, Havannah Primary or St Mary's Catholic Primary, all just a few minutes drive away and all ranked 'good'.

Situated in the highly regarded Lower Heath area, which within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position to the north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes.

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.

Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital. Lower Heath has outstanding transport and communications 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.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Front door to hall.

HALL : Stairs with cupboard below. Double doors to large utility cupboard with plumbing for appliances. Doors to principal rooms. Tile floor. 13 Amp power points.

CLOAKROOM : White suite comprising: low flush w.c. and wash hand basin. Radiator. Tile floor.

LOUNGE 15' 9" x 11' 10" (4.80m x 3.60m): Double doors and windows to rear patio. 13 Amp power points. Television aerial point. Radiator.

STUDY 8' 4" x 7' 7" (2.54m x 2.31m): PVCu double glazed window to front aspect. 13 Amp power points. Radiator. Tile floor.

DINING KITCHEN/FAMILY ROOM 27' 3" x 14' 5" (8.30m x 4.39m) max: PVCu double glazed window to front aspect. Double doors and windows to rear patio. Two radiators. Kickboard heater in kitchen area. 13 Amp power points. Tile floor. White high gloss fitted kitchen with granite working surfaces. Bosch appliances. Induction hob with central island with extractor fan over. Split level double oven. Fridge and separate freezer. Dishwasher.

First Floor :

LANDING : A central staircase with feature 'U' shaped landing with doors to principal rooms and door to storage cupboard. 13 Amp power points. Radiator. Access to roof space.

BEDROOM 1 REAR 12' 10" x 11' 10" (3.91m x 3.60m): PVCu double glazed window to rear aspect. 13 Amp power points. Radiator. Double size fitted wardrobes with 3 sliding mirror fronted doors. Door to en suite.



EN SUITE : Opaque PVCu double glazed window to rear aspect. White suite comprising: low flush w.c., pedestal wash hand basin and large double sized shower enclosure. Radiator. Tile floor.

BEDROOM 2 FRONT 14' 7" x 10' 10" (4.44m x 3.30m) max: PVCu double glazed window to front aspect. 13 Amp power points. Radiator.

BEDROOM 3 FRONT 11' 9" x 9' 7" (3.58m x 2.92m): Two PVCu double glazed windows to front aspect. 13 Amp power points. Radiator.

BEDROOM 4 REAR 11' 11" x 8' 7" (3.63m x 2.61m) max: PVCu double glazed windows to rear and side aspects. 13 Amp power points. Radiator.

BATHROOM : Opaque PVCu double glazed window to side aspect. White suite comprising: low flush w.c., wash hand basin, panelled bath with mixer tap and large double sized shower enclosure. Tile floor. Heated towel radiator.

Outside :

FRONT : Open plan lawn garden with low level hedge. Driveway to side terminating at the detached rear garage. Path to front door.

GARAGE 19' 6" x 10' 4" (5.94m x 3.15m): Brick under a tile roof. Up and over vehicular access door. Power and light.

REAR : Beautifully landscaped and private garden with patio leading onto lawn split by yellow river stone path and borders.

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 **TAX BAND**: E

DIRECTIONS: From our offices proceed along West Street to the roundabout and take the fourth exit onto Clayton bypass. Continue through the next roundabout and straight through the traffic lights. At the next roundabout keep to the left and proceed down the A34 towards Manchester. Continue along where Lomas Way will be found on the left hand side. Proceed along Lomas Way which becomes Lapwing Drive where the property will be found on the left hand side.

