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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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Offers in the Region Of £289,999

- EXTENDED DETACHED 3 BEDROOM PROPERTY
- VERSATILE LIVING SPACE
- 3 RECEPTION ROOMS
- STYLISH FAMILY BATHROOM
- ENCLOSED REAR LAWNED GARDEN
- TANDEM GARAGE & OFF ROAD PARKING

A DECEPTIVELY SPACIOUS, EXTENDED, DETACHED FAMILY RESIDENCE WITH WELL PROPORTIONED FLEXIBLE LIVING SPACE, WITH THREE RECEPTION ROOMS, TANDEM GARAGE AND GOOD SIZED GARDENS.

Entrance hall, utility, cloakroom, modern kitchen, study, dining room and huge lounge with patio windows opening to the rear gardens. Three double bedrooms and stylish family bathroom with separate shower. Tandem garage. Enclosed gardens enjoying a sunny aspect.

The property is positioned on the outskirts of Congleton, with the beautiful rural Cheshire countryside on its doorstep, together with excellent communications to Macclesfield, and with the town centre of Congleton also within easy reach.

Complete with PVCu double glazing and gas central heating, the property is approached via a sweeping shared driveway terminating at the integral tandem garage, with good sized lawned gardens to the front with slate hardstanding for parking allowing the property to be well set back from the road.

On entering, the hallway features oak style floors and return staircase, separate cloakroom, utility, with the kitchen tastefully fitted with modern white units and integrated appliances. From the hall is a study, light and airy dining room, again

with oak style flooring, which in turn leads into the impressive 24ft lounge with two sets of patio windows opening onto the rear garden. From the galleried landing at first floor level there are three double bedrooms and a stylish four piece white bathroom suite with separate shower cubicle.

Externally and to the front, there is a raised lawn and driveway together with slate hardstanding providing parking for a number of vehicles. To the rear is an Indian stone patio and enclosed lawned garden which enjoys a sunny aspect.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed front door with glazed and leaded quarter lights.

HALL : Coving to ceiling. Single panel central heating radiator. Understairs store cupboard. Oak style floor. Return staircase to first floor. Doors to:

W.C. : PVCu double glazed window to side aspect. Suite comprising: low level w.c. and wash hand basin set in vanity unit. Fully tiled walls and floor. Chrome centrally heated towel radiator.

UTILITY 7' 8" x 6' 10" (2.34m x 2.08m): PVCu double glazed window to front aspect. Low wattage downlighters to ceiling. Space and plumbing for washing machine. Space and vent for tumble dryer. Single panel central heating radiator. 13 Amp power points. Parquet block flooring.

KITCHEN 12' 5" x 8' 8" (3.78m x 2.64m): PVCu double glazed windows to front and side aspects. Range of modern white fronted eye level and base units having granite effect roll edge formica preparation surfaces over with matching splashbacks to one wall and stainless steel one and a half bowl sink unit inset.

Built-in stainless steel 4-ring gas hob with stainless steel extractor hood over. Integral fridge and freezer. Integrated dishwasher. Matt stone effect tiles to splashbacks. 13 Amp power points. Single panel central heating radiator. Oak style flooring. PVCu double glazed door to side aspect.

STUDY/RECEPTION ROOM/BEDROOM 12' 7" x 11' 2" (3.83m x 3.40m): Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Oak style flooring. Door to garage. Multi glazed French doors to:

DINING ROOM 15' 10" x 10' 10" (4.82m x 3.30m): PVCu double glazed windows to side and rear aspects. Single panel central heating radiator. 13 Amp power points. Oak style floor. Multi glazed French doors. Opening to lounge.

LOUNGE 24' 9" x 14' 0" (7.54m x 4.26m): PVCu double glazed window to side aspect. Inset wall mounted log effect gas fire set in feature brick fireplace. Two single panel central heating radiators. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial and SKY point. Two PVCu double glazed sliding patio doors to rear garden.

First Floor :

LANDING : Coving to ceiling. One single power point. Low voltage downlighters inset. Access to roof space housing central heating boiler.

BEDROOM 1 REAR 12' 7" x 11' 9" (3.83m x 3.58m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Range of free-standing bedroom furniture. Oak style flooring.

BEDROOM 2 REAR 12' 7" x 9' 5" (3.83m x 2.87m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double storage cupboard. Oak style flooring.

BEDROOM 3 FRONT 11' 6" x 10' 2" (3.50m x 3.10m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Oak style flooring.

BATHROOM 11' 2" x 6' 0" (3.40m x 1.83m): PVCu double glazed window to front aspect. Four piece contemporary style white suite comprising: low level w.c., bidet, cantilevered wash hand basin and contoured panelled bath with chrome bath/shower mixer over. Corner enclosed shower cubicle housing mains fed shower. Chrome centrally heated towel radiator. Tiled walls with matching floor tiles.

Outside :

FRONT : Shared driveway plus off road parking and raised lawned garden. Further slate hardstanding providing further car parking. Access to rear via one side.

INTEGRAL GARAGE 28' 4" x 8' 1" (8.63m x 2.46m) Internal Measurements: Up and over door. Power and light. Personal door to rear.

REAR : Indian stone paved patio extending to the rear of the property beyond which are lawned gardens encompassed with well stocked flower borders and enclosed with mature hedgerow and shrubbery.

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**: F

DIRECTIONS: From our office proceed along West Street, bear right onto Antrobus Street and then left onto Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten Way and continue until reaching the next roundabout whereupon take the first exit signposted A54 to Buxton. Proceed along this road for approximately one mile and the property will be round on the right hand side just after the Church House public house clearly identified by our For Sale board.

