



Address: 5 GUERNSEY CLOSE, CONGLETON, CONGLETON, CW12 3TL  
RRN:



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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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**5 Guernsey Close**  
Congleton, Cheshire CW12 3TL  
**Offers Over £300,000**

- MODERN DETACHED FAMILY HOME
- TWO RECEPTION ROOMS PLUS CONSERVATORY
- FOUR BEDROOMS
- TWO BATHROOMS
- POPULAR RESIDENTIAL AREA
- CLOSE TO LOCAL AMENITIES & TRAIN STATION
- NO CHAIN

## FOR SALE BY PRIVATE TREATY (Subject to contract)

**\*\*\*NO CHAIN\*\*\* A GREAT FAMILY HOME.....IT'S MODERN, DETACHED, WITH FOUR BEDROOMS.**

**EXCELLENT SOUGHT AFTER AREA WITH THE BEAUTIFUL MACCLESFIELD CANAL ON ITS DOORSTEP. CUL DE SAC POSITION. ESTABLISHED SOUTH FACING REAR GARDENS.**

**LITERALLY ONLY A FEW MINUTES WALK FROM CONGLETON RAILWAY STATION, LOCAL SHOPS AND OPEN COUNTRYSIDE.**

Reception hall, lounge, dining room, conservatory, kitchen, utility and cloakroom. Four bedrooms, modern en suite shower room and family bathroom. Enclosed lawned gardens and ample block paved driveway.

The property borders on the highly sought after Mossley area of Congleton, just a stone's throw from Congleton Train Station. You can walk to the shopping parade at Hightown and the respected Mossley C of E School is close by. Congleton Town centre is just a short drive away.

Mossley borders some beautiful countryside which can easily be accessed from this location. Local attractions include the Macclesfield Canal, Biddulph Valley Way Nature Trail and Congleton Edge. There are also two golf courses and public houses nearby.

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.

Congleton 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.

- Congleton 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 250 metres away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**FRONT ENTRANCE :** PVCu double glazed door to:

**HALL :** Coving to ceiling. Single panel central heating radiator. Stairs to first floor.

**LOUNGE 15' 6" x 12' 2" (4.72m x 3.71m) to bay:** PVCu double glazed bay window to front aspect. Two single panel central heating radiators. 13 Amp power points. Television aerial point. Pebble effect gas fire with limestone effect hearth and back.

**DINING ROOM 9' 11" x 9' 0" (3.02m x 2.74m):** Coving to ceiling. Double panel central heating radiator. 13 Amp power points. PVCu double glazed french doors to:

**CONSERVATORY 10' 8" x 10' 4" (3.25m x 3.15m):** Brick built base with PVCu double glazed upper panels and pitched

polycarbonate roof over. Television aerial point. PVCu double glazed french doors to garden.

**KITCHEN 9' 9" x 9' 0" (2.97m x 2.74m):** PVCu double glazed window to rear aspect. Range of hand painted eye level and base units having preparation surfaces over with having one and a half drainer sink unit inset with chrome mixer tap. Built-in 4 ring gas hob with extractor hood over. Built-in electric oven. Pantry store cupboard.

**UTILITY 5' 1" x 4' 1" (1.55m x 1.24m):** Preparation surfaces with space and plumbing for washing machine and dishwasher. Wall mounted Potterton gas central heating boiler. PVCu double glazed door to side.

**CLOAKROOM :** PVCu double glazed window to side aspect. Suite comprising low level W.C. and vanity wash hand basin. Single panel central heating radiator.

**FIRST FLOOR :**

**LANDING :** Access to roof space.

**BEDROOM 1 FRONT 12' 5" x 9' 7" (3.78m x 2.92m) plus wardrobe area:** Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points. Range of built-in wardrobes.

**EN SUITE 7' 0" x 5' 4" (2.13m x 1.62m):** PVCu double glazed window to front aspect. Modern white suite comprising low level W.C., pedestal wash hand basin and corner shower cubicle with mains fed shower and glass shower door. Single panel central heating radiator.

**BEDROOM 2 REAR 11' 2" x 9' 0" (3.40m x 2.74m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR 10' 6" x 7' 0" (3.20m x 2.13m):** L-shaped. PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 4 REAR 7' 5" x 7' 2" (2.26m x 2.18m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 8' 0" x 6' 4" (2.44m x 1.93m):** PVCu double glazed window to side aspect. Modern white suite comprising low level

W.C., ceramic pedestal wash hand basin and panelled bath with Triton mains electric shower over. Centrally heated towel radiator. Airing cupboard with lagged hot water cylinder. Walls tiled to splashbacks.

**OUTSIDE :**

**GARAGE 16' 1" x 8' 3" (4.90m x 2.51m):** Up and over door. Power and light.

**FRONT :** Block paved double width driveway with lawns to one side.

**REAR :** Adjacent to the rear of the property is a paved patio with lawned garden beyond and well stocked flower borders and mature hedgerow. Gated access to the front.

**TENURE :** Freehold (subject to solicitors verification).

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** E

**DIRECTIONS:** From our offices 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, continue straight across the traffic lights and upon reaching the next roundabout take the second exit and proceed straight across the traffic lights onto Park Lane. Ayrshire Way will be found on the left hand side just before the railway bridge. After turning into Ayrshire Way take your first right into Guernsey Close where the property will be on the right hand side.

