



101 Avon Drive
Congleton, Cheshire CW12 3RG

Selling Price: £295,000

- EXTENDED 4 BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- LARGE BREAKFAST KITCHEN
- FULLY ENCLOSED REAR GARDEN
- POPULAR AREA
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

****CHAIN FREE!****

We at Timothy A Brown feel this property represents a fantastic opportunity to create a wonderful family home and could prove to be a wise investment indeed!

A good size family home located in a popular area of Congleton and situated on an elevated plot. This property has gas fired central heating, PVCu double glazing and a large breakfast kitchen.

The accommodation briefly comprises: porch, 16ft 1in lounge with double doors to the separate dining room with patio doors to the rear, and fitted breakfast kitchen. To the first floor are four bedrooms and family bathroom which is requiring refurbishment. There is a lawned garden to the front with flagged driveway terminating at the garage. To the rear the garden is fully enclosed and mainly laid to lawn being divided into a play area and patio/dining area.

This home is well located being with walking distance of the vibrant town centre, the shops at Hightown and also the railway station allowing fantastic links to Crewe, Manchester, Birmingham and London!

Very competitively priced and therefore an early viewing is recommended.



The accommodation comprises:

(all dimensions are approximate)

PORCH 1.73m (5ft 8in) x 0.86m (2ft 10in) : PVCu double glazed window with lead effect to front aspect. Tiled floor. Alarm panel. Door to:

LOUNGE 16' 1" x 13' 6" (4.90m x 4.11m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Stone fireplace with electric fire. Coving to ceiling. Thermostat. TV point. Stairs to first floor.

DINING ROOM 3.07m (10ft 1in) x 2.97m (9ft 9in) : Coving to ceiling. Double panel central heating radiator. PVCu double glazed patio doors giving access to the rear garden. 13 Amp power points.

BREAKFAST KITCHEN 4.65m (15ft 3in) x 2.92m (9ft 7in) : PVCu double glazed window to rear aspect. Fitted with a range of eye level and base units. Space for gas/electric cooker. Sink unit with mixer tap and drainer. Tiled to splashbacks. Double panel central heating radiator. 13 Amp power points. Door to garage. PVCu door to rear garden.

First Floor :

LANDING : PVCu double glazed window to side aspect. Hatch access to roof space.

BEDROOM 1 FRONT 13' 5" x 9' 11" (4.09m x 3.02m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Internet point. TV point.



BEDROOM 2 REAR 3.05m (10ft 0in) x 2.44m (8ft 0in) :
PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. TV point.

BEDROOM 3 FRONT 2.95m (9ft 8in) x 2.82m (9ft 3in) :
PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 8' 1" x 6' 0" (2.46m x 1.83m) :
PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. TV point.

BATHROOM 7' 10" x 5' 4" (2.39m x 1.62m) : PVCu opaque double glazed window to rear aspect. Panelled bath with electric shower over. Sink with mixer tap. W.C. Single panel central heating radiator.

Outside :

FRONT : Paved drive and lawn area.

REAR : Lawn with path to paved area and side access. Water tap.

GARAGE 17' 4" x 9' 6" (5.28m x 2.89m): Up and over door. 13 Amp power points. Water tap.

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

TENURE : Leasehold. 956 years out of 999 years remaining. £20.00pa ground rent.

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



LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: From our offices take the first right onto Antrobus Street then left onto Mill Street. Turn right at the roundabout onto Mountbatten Way. Proceed to the end of Mountbatten Way and turn right at the roundabout. At the traffic lights continue straight ahead up Park Lane. After approximately a quarter of a mile, almost at the top of the brow, turn right into Kennet Drive then first left into Avon Drive where the property will be found a little way down on the left hand side clearly identified by our For Sale board.



Energy performance certificate (EPC)

101 AVON DRIVE CONGLETON CW12 3RG	Energy rating E	Valid until: 8 August 2031
Certificate number: 6800-8718-0122-2001-3893		

Property type

Detached house

Total floor area

88 square metres

Rules on letting this property

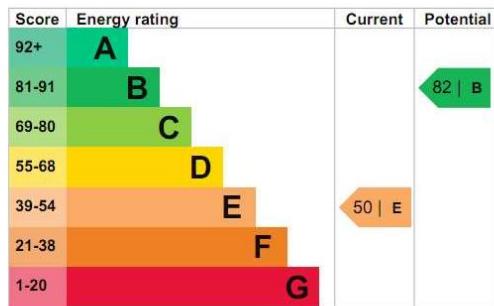
Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is E. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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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