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GOLD WINNER

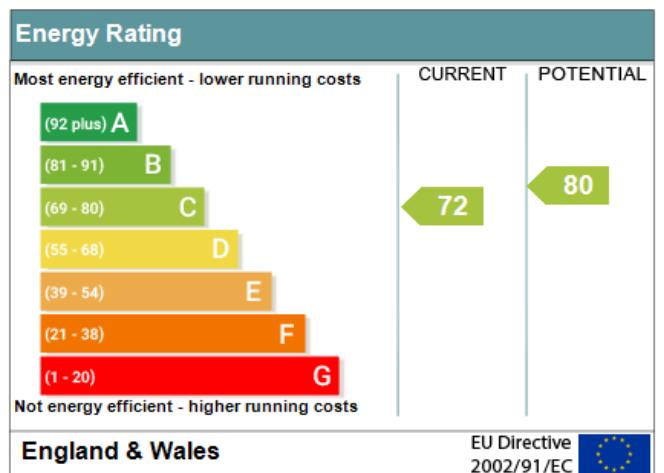
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MARKETING | SERVICE | RESULTS

ESTATE AGENT
IN CONGLETON

Timothy a
brown



Address: 17 ROSEVILLE DRIVE, CONGLETON, CONGLETON, CW12...
RRN:



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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17 Roseville Drive
Mossley, Congleton, Cheshire CW12 3LU

Selling Price: £425,000

- EXECUTIVE 5/6 BEDROOM DETACHED RESIDENCE
- 4 BATHROOMS, 3 RECEPTION ROOMS
- SPACIOUS & VERSATILE ACCOMMODATION
- KITCHEN & SEPARATE UTILITY ROOM
- DOUBLE DRIVEWAY & INTEGRATED GARAGE
- ENCLOSED REAR GARDEN
- HIGHLY REGARDED MOSSLEY LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

An executive style 5 bedroom detached family residence, with options for a 6th bedroom if required, enjoying a privileged location in the Mossley area of Congleton situated in a small established cul-de-sac of similar stature properties. It is rare for a property on Roseville Drive to be placed to market, evidence alone that once you're there - you'll settle.

Offering spacious accommodation searched for by the discerning family, with room to alter and refresh to the individual's needs and tastes, with the good sized, yet manageable gardens being a definite compliment.

A considerable detached residence that has been carefully extended, featuring a high quality loft conversion which now offers developed, bespoke and plentiful family accommodation with 3 reception rooms, 5/6 bedrooms and 4 bathrooms. Occupying a prime cul-de-sac position in the highly sought after Mossley area, within walking distance of the train station, Macclesfield Canal, cycle tracks, highly regarded schools and a selection of nearby conveniences at Hightown.

The accommodation briefly comprises: entrance hall, generous fitted breakfast kitchen, utility, ground floor shower room and three reception rooms that include a family room, good size lounge plus an adjoining dining room. To the first floor there are 4/5 bedrooms, an en suite and family bathroom. To the second floor the guest suite provides a bedroom, en suite and dressing room.

Externally there is a double width block paved driveway that leads to the integrated garage, front and enclosed rear gardens laid predominantly to lawn with decked sun terrace and patio.

Located in Mossley, one of Congleton's most desirable locations, with Cheshire's countryside and Congleton Golf Club on its doorstep. Congleton being so central means the



M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks, and easily within the catchment of Mossley C of E Primary school. The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

Viewing highly recommended to fully appreciate the layout and size of this accommodation.

The accommodation briefly comprises (all dimensions are approximate)

STORM PORCH : Courtesy lighting. Quarry tiled floor. PVCu double glazed door with attractive leaded light glass and side window.

ENTRANCE HALL : Understairs storage cupboard. Recessed ceiling downlighters. Coving to ceiling. Dado rail. Single panel central heating radiator. Underfloor heating. Double doors opening to the lounge and kitchen. Stairs to first floor.

FAMILY ROOM 18' 1" x 7' 1" (5.51m x 2.16m) : PVCu double glazed bow window with stained upper lights. Coving to ceiling. Double panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power points.

LOUNGE 15' 11" x 12' 4" (4.85m x 3.76m) : PVCu double glazed bow window with stained upper lights. Coving to ceiling. Feature radiator. Television aerial point. 13 Amp power points. Square arch opening to the dining room.

DINING ROOM 11' 1" x 10' 7" (3.38m x 3.22m) : PVCu double glazed French doors and sidelights. Coving to ceiling. Radiator. 13 Amp power points. Door to:

BREAKFAST KITCHEN 14' 11" x 10' 7" (4.54m x 3.22m) : PVCu double glazed window. An extensive range of attractive modern high gloss base and eye level units with granite effect working surfaces over. One and a half bowl stainless steel sink unit inset with mixer tap. Integrated dishwasher. Space for American style fridge freezer. 6 Ring Smeg cooker with stainless steel splashback and extractor hood. Recessed ceiling downlighters. Underfloor heating. Tiled floor. Door to:

UTILITY 12' 6" x 6' 9" (3.81m x 2.06m) : PVCu frosted double glazed access door to rear. PVCu double glazed window. Range of matching cream coloured wall, base and shelving units with block timber work surfaces incorporating a circular



stainless steel sink unit with mixer tap. Space and plumbing for a washing machine and tumble dryer. Double radiator. Tiled floor.

SHOWER ROOM 6' 9" x 4' 6" (2.06m x 1.37m) : PVCu frosted double glazed window. White suite comprising: low flush w.c., pedestal wash hand basin and shower enclosure. Partly tiled walls to dado height. Single panel central heating radiator. Quarry tiled floor.

First Floor :

LANDING : Split level landing. PVCu double glazed window. Recessed ceiling downlighters. Coving to ceiling. Dado rail. Single panel central heating radiator. Door to cylinder cupboard. Single power point.

BEDROOM 1 FRONT 12' 5" x 11' 10" (3.78m x 3.60m) : PVCu double glazed window to front aspect. Recessed ceiling downlighters. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. 'Jack and Jill' door to master en suite.

MASTER EN SUITE : Opaque PVCu double glazed window to front aspect. Door from landing. Door from bedroom. Suite comprising: low flush w.c., double wash hand basin set in vanity unit and shower enclosure. Fully tiled walls and floor. Chrome centrally heated towel radiator. Underfloor heating.

BEDROOM 2 REAR 10' 10" x 9' 4" (3.30m x 2.84m) : PVCu double glazed window to rear aspect. Recessed ceiling downlighters. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 10' 10" x 9' 0" (3.30m x 2.74m) : PVCu double glazed window to rear aspect. Recessed chrome downlighters. Coving to ceiling. Single panel central heating radiator.

BEDROOM 4 22' 10" x 7' 5" (6.95m x 2.26m) : PVCu double glazed windows to 3 aspects. Two single panel central heating radiators. Coving to ceiling. 13 Amp power points. Restricted access into adjoining kids play area (garage roof void) with a skylight.

PLAY AREA 10' 9" x 8' 11" (3.27m x 2.72m) : PVCu double glazed window. Recessed chrome downlighters. Coving to ceiling. Single panel central heating radiator.

FAMILY BATHROOM 7' 7" x 6' 8" (2.32m x 2.03m) max : PVCu frosted double glazed window. White suite comprising: w.c., wash basin set in vanity unit and P shaped bath with shower and screen over. Oversize shower enclosure. Recessed ceiling downlighters. Tiled floor. Partly tiled walls. Chrome ladder style heated towel radiator.

Second Floor :

LANDING TO GUEST SUITE : Two large double glazed skylights. Recessed chrome downlighters. Under eaves storage cupboards.

GUEST BEDROOM 16' 8" x 13' 0" (5.08m x 3.96m) max - some restricted headroom : Two double glazed skylights. Recessed chrome downlighters. Curved chrome ladder style towel radiator. Radiator. Under eaves storage cupboards. 13 Amp power points.

GUEST EN SUITE 6' 6" x 5' 8" (1.98m x 1.73m) : Double glazed skylight. White suite comprising: close coupled w.c., circular sink unit inset in vanity unit and panelled bath with wall mounted shower over. Recessed chrome downlighters. Extractor fan. Tiled floor and splashbacks.

DRESSING ROOM 12' 4" x 7' 3" (3.76m x 2.21m) some restricted headroom : Two double glazed skylights. Recessed ceiling downlighters. Under eaves storage cupboards. 13 Amp power points.

Outside :

FRONT : Double width block paved driveway providing ample off road parking, leading to the integrated single garage. Attractive shrub borders.

INTEGRATED GARAGE 17' 0" x 7' 11" (5.18m x 2.41m) Internal Measurements : Up and over door. Window and door to side. Power and light.

REAR : Enclosed garden laid predominantly to lawn with a decked sun terrace and patio.

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.

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: Proceed out of Congleton on the A527 (Biddulph Road) and upon reaching the traffic lights at Mossley cross roads continue straight across and take the first right into Roseville Drive bear right where the property will be found on the left hand side clearly identified by our For Sale board.

