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# Timothy a brown

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## 4 Bankyfields Crescent

Congleton, Cheshire CW12 4BY

Selling Price: £290,000

- BEAUTIFULLY PRESENTED THREE-BEDROOM SEMI-DETACHED HOME
- RECONSTRUCTED INSULATED-ROOF CONSERVATORY – USABLE ALL YEAR ROUND
- LANDSCAPED FRONT AND REAR GARDENS WITH WELL-STOCKED BORDERS
- SPACIOUS LOUNGE WITH ACCESS TO CONSERVATORY
- WELL-FITTED KITCHEN
- UTILITY AREA & STORE ROOM INSIDE PASSAGE
- THREE GENEROUS BEDROOMS
- ATTRACTIVE FRONTAGE WITH DRIVEWAY & OFF ROAD PARKING

**Beautifully Presented Three-Bedroom Semi-Detached Home with Landscaped Gardens & Conservatory**

A superb opportunity to acquire a stunning and well-maintained three-bedroom semi-detached property, featuring a recently reconstructed insulated-roof conservatory, attractive landscaped gardens, and re-roofed to the main property within the last twenty plus years. Offering gas-fired central heating and PVCu double glazing, this welcoming home comprises:

**Ground Floor:**

**Entrance Hall** – Tiled flooring, staircase to first floor, and access to ground floor rooms.

**Lounge** – Bright and spacious with direct access into the rear conservatory.

**Conservatory** – Recently rebuilt with an insulated roof, creating a comfortable year-round living space and overlooking the delightful rear garden.

**Fitted Kitchen** – Well-appointed offering excellent storage options and a separate useful utility area.

**First Floor Landing:**

**Three Generous Bedrooms** – Well-proportioned rooms suitable for families, guests, or home working.

**Family Bathroom** – White modern suite.



**External Features:**

**Front** – Attractive frontage with driveway providing off-road parking, complemented by wrought iron gates and railings.

**Rear Garden** – Fully enclosed and thoughtfully landscaped with patio areas, pathways, lawn, and well-stocked flower beds and borders—perfect for outdoor dining and family enjoyment.

**Location:**

Set in an exceptionally popular location close to the picturesque village of Astbury, this home is within walking distance of Congleton town centre and conveniently placed for Astbury Mere Country Park. The park offers a peaceful natural haven with lakeside walks, cycling routes, wildlife, and opportunities for water sports—an excellent setting for families and nature lovers alike.

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

**ENTRANCE** : Composite door to hall.

**HALL** : Staircase. PVCu double glazed window. Radiator. Attractive tile floor. Timber doors to kitchen and lounge.

**LOUNGE 13' 0" x 18' 5" (3.96m x 5.61m) maximum:** PVCu double glazed window to front aspect. Feature fireplace. TV plinth. Radiator. Laminate floor. Opening up to conservatory/dining room.

**CONSERVATORY 9' 10" x 9' 0" (2.99m x 2.74m):** PVCu double glazed windows and doors to outside. Insulated roof. Radiator. Laminate floor.



**KITCHEN 12' 0" x 11' 6" (3.65m x 3.50m):** PVCu double glazed window and door to rear. Fitted cream coloured hi-gloss units with granite effect laminated surfaces. Inset one and a half bowl single drainer stainless steel sink with mixer tap. Ceramic hob with extractor above. Oven below. Radiator. Tiled floor. Door to:

**W.C./CLOAKROOM** : PVCu double glazed opaque window. White suite comprising: low level W.C and wash hand basin. Tiled floor.

**First Floor :**

**LANDING** : PVCu double glazed window. Access to roof space. Matching doors to all rooms. Cupboard incorporating Worcester combi has central heating boiler and slatted linen shelves.

**BEDROOM 1 REAR 12' 1" x 10' 2" (3.68m x 3.10m) plus door recess area:** PVCu double glazed window to rear aspect. Radiator. Fitted double wardrobes.

**BEDROOM 2 REAR 11' 7" x 9' 4" (3.53m x 2.84m):** PVCu double glazed window to rear aspect. Radiator.

**BEDROOM 3 FRONT 8' 0" x 8' 0" (2.44m x 2.44m):** PVCu double glazed window to front aspect. Radiator.

**BATHROOM** : PVCu opaque double glazed windows. White modern suite comprising: low level W.C., wash hand basin set in vanity unit and P shaped shower bath with mixer tap and glass screen over. Chrome heated towel rail/radiator. Laminate floor.

**Outside :**

**FRONT** : Wrought iron railing frontage with double gates to block brick drive and landscaped area of slate chippings and feature lawn. Laurel trees and bushes. PVCu double glazed door to front leading to attached utility area with plumbing, electric and garden tap.

**SIDE UTILITY SECTION** : Plumbing for washing machine. 13 Amp power points. Garden tap. PVCu double glazed door to front. Timber door to rear. Door to store room.



**STORE ROOM 6' 0" x 7' 5" (1.83m x 2.26m):** Fitted kitchen units with sink. 13 Amp power point.

**REAR :** Enclosed by timber fence panels and well kept conifer hedge having patio with step leading up to the lawn with bark borders and raised flagged seating area at the top right of the garden.

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

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: CW12 4BY

