



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.

2-4 West Street Congleton Cheshire CW12 1JR
 Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

www.timothyabrown.co.uk



8 Tall Ash Avenue

Congleton, Cheshire CW12 2DZ

Selling Price: £285,000

- NO ONWARD CHAIN
- PRIME BUGLAWTON LOCATION
- QUIET CUL-DE-SAC SETTING
- THREE-BEDROOM FAMILY HOME
- RECENTLY DECORATED & CARPETED
- GENEROUS 100 FT GARDENS
- DETACHED GARAGE & DRIVEWAY
- CLOSE TO COUNTRYSIDE & TOWN CENTRE

OFFERED WITH NO ONWARD CHAIN

Enjoying a splendid elevated position within a small, quiet cul-de-sac in the highly regarded Buglawton locality, this mature and deceptively spacious three-bedroom semi-detached family home offers an excellent blend of space, comfort, and lifestyle.

Situated on the outer environs of Congleton and close to open countryside, the property also benefits from exceptionally generous gardens extending to approximately 100 feet and a detached double garage.

The home has just been redecorated and carpeted throughout, making it ready to move straight into.

Additional benefits include PVCu double glazing and gas-fired central heating via a Baxi combination boiler.

The accommodation is well planned and welcoming. The main entrance hall provides a central staircase to the first floor, while the full-width sitting room is a particularly generous space, enjoying dual-aspect windows and featuring a living flame gas fire as an attractive focal point. The spacious breakfast kitchen offers ample room for family dining and provides direct access out to the extensive rear gardens. Completing the ground floor is a well-appointed bathroom fitted with a crisp white suite.



To the first floor, the landing leads to three bedrooms, two of which are good-sized doubles. The principal bedroom further benefits from a corner vanity basin and a compact en-suite shower area, adding a useful touch of convenience.

Externally, the property continues to impress. To the front are low-maintenance gardens, with a shared driveway leading to a private driveway, the detached garage, and the extensive enclosed rear gardens — ideal for families, entertaining, or keen gardeners.

The location is a real highlight. Nearby convenience stores are close at hand, while Congleton town centre is within walking distance, offering a wide range of shops, bars, pubs, restaurants, and leisure facilities. In the opposite direction, a short walk leads to beautiful open countryside, canal towpaths, and scenic routes toward the famous Bosley Cloud. The property also falls within the catchment of well-regarded schools, including Buglawton and Havannah primary schools and Eaton Bank Academy. Macclesfield is easily accessible, and Congleton railway station provides regular services to London, Stoke, and Manchester.

An excellent opportunity to acquire a well-presented family home in a prime and well-connected location.



The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite panelled door with leaded and double glazed upper panels.

HALL : Double panel central heating radiator. Stairs to first floor.

GROUND FLOOR BATHROOM 8' 1" x 5' 10" (2.46m x 1.78m): PVCu double glazed window to front aspect. Modern white suite comprising low level W.C. with concealed cistern, ceramic wash hand basin with chrome mixer tap and cupboards below. Tiled panelled bath with glass screen and Triton electric shower over. Single panel central heating radiator. Fitted vanity mirror and cupboard.

LOUNGE 16' 0" x 11' 0" (4.87m x 3.35m): Dual aspect PVCu double glazed windows. Double panel central heating radiator. 13 Amp power points. Cast iron coal effect gas fire set within exposed brick fireplace with oak mantle over set on a stone hearth.

BREAKFAST KITCHEN 12' 4" x 9' 8" (3.76m x 2.94m): Two PVCu double glazed windows to rear aspect. Extensive range of beech effect fronted eye level and base units having granite effect preparation surface over with stainless steel single drainer sink unit inset. Space for fridge and freezer. Space and plumbing for washing machine. Space for freestanding gas cooker. Single panel central heating radiator. 13 Amp power points. PVCu double glazed door to rear aspect.

First Floor :

LANDING 7' 6" x 6' 0" (2.28m x 1.83m): PVCu double glazed window to rear aspect. 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 16' 0" x 9' 2" (4.87m x 2.79m): PVCu double glazed windows to dual aspect. Single panel central heating radiator. 13 Amp power points. Feature cast iron fireplace. Wall hung corner wash hand basin. Cupboard housing Baxi gas combi boiler.



EN SUITE 6' 0" x 2' 7" (1.83m x 0.79m) into shower : Low level W.C. Shower enclosure with bi-fold door, shower boarding and mains fed shower.

BEDROOM 2 FRONT 11' 0" x 8' 0" (3.35m x 2.44m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 8' 0" x 7' 1" (2.44m x 2.16m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

Outside :

REAR : Extending from the rear of the property is a concrete paved terrace beyond which are gardens which extend to approx 100 ft in length mainly laid to lawn and with mature boundary hedgerow. A wide central driveway leads through the centre of the garden all the way to the rear and to the detached garage.

DETACHED DOUBLE GARAGE 18' 0" x 17' 4" (5.48m x 5.28m) **internal measurements:** Concrete sectional. Electrically operated up and over door. Power and light. Personal door.

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 2DZ

