



Ground Floor



First Floor



Second Floor



- AN EXECUTIVE FIVE BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- TWO EN-SUITE SHOWER ROOMS & FAMILY BATHROOM
- VERSATILE ACCOMMODATION OVER THREE STOREYS
- TANDEM LENGTH DOUBLE GARAGE & OFF-ROAD PARKING
- ENCLOSED REAR GARDEN
- SITUATED ON THE SOUGHT AFTER BATH VALE DEVELOPMENT
- NO CHAIN

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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FOR SALE BY PRIVATE TREATY (Subject to contract)

This large detached home is offered for sale at an attractive price with no onward chain. An executive 5-bedroom detached family home set on the ever-popular Bath Vale development, this substantial residence offers good sized living throughout.

The versatile accommodation in brief comprises an entrance hallway, cloakroom/W.C., living room, dining room, contemporary kitchen/family area with a high gloss fitted kitchen. The first floor offers the three good sized bedrooms of which all enjoy built in wardrobes and the master benefits from an en-suite shower room, a family bathroom completes the first floor accommodation. The second floor provides two further good-sized bedrooms, one of which gives way to the en-suite shower room.

Externally, this property sits on an enviable plot on the Bath Vale development. To the rear can be found an enclosed garden area with patio and is mostly laid to lawn, with woodlands beyond. Additionally is a garden to the front. Off road parking for one vehicle is provided by the driveway and terminates at the tandem length double garage.

This sought after residence was built by Bovis Homes and is located on a mature residential development, which borders the Cheshire



countryside and provides excellent access of the nearby bridle path giving way to some truly beautiful scenery, railway station and amenities.

Bath Vale is renowned for its quiet, tranquil atmosphere which will be evident upon viewing this property. A five bedroom home set in such a delightful location and advertised at an extremely attractive price is sure to be very popular, please call Timothy A Brown today to arrange your viewing.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE HALL : Radiator. Stairs. Door to:

CLOAKROOM W.C. : White two piece suite comprising: Low level W.C. and pedestal wash hand basin. Radiator.

KITCHEN 18' 6" maximum x 10' 7" maximum (5.63m maximum x 3.22m maximum) : Double glazed window and door to rear aspect. Attractive timber effect fitted eye level, base units and drawers with a granite effect laminate preparation surface incorporating a stainless steel single drainer 1.5 bowl sink unit with mixer tap. Eye level oven and grill unit. Five ring gas hob with extractor above. Integrated appliances include a tall fridge/freezer unit, washing machine and dishwasher. Space for four seater dining table. Radiator. Under stairs storage cupboard.

DINING ROOM 8' 3" x 10' 7" (2.51m x 3.22m) : Double glazed French doors to rear aspect. Radiator. Double doors to:

LIVING ROOM 18' 1" x 10' 4" (5.51m x 3.15m) : Double glazed window to front aspect. Two radiators.



First Floor :

LANDING : Radiator. Boiler cupboard. Doors to all rooms. Stairs to second floor.

BEDROOM TWO 16' 1" x 10' 3" (4.90m x 3.12m) : Two double glazed windows to front and side aspects. Built in wardrobes providing storage and hanging space. Two radiators. Door to:

EN-SUITE : Frosted double glazed window. Three piece suite comprising: Low Level W.C., pedestal wash hand basin and an enclosed shower with full height tiling. Ladder style heated towel rail.

BEDROOM 4 11' 11" x 10' 7" (3.63m x 3.22m) : Double glazed windows to rear and side aspects. Radiator. Built in wardrobe providing storage and hanging space.

BEDROOM 5 8' 2" x 10' 11" (2.49m x 3.32m) : Double glazed window to rear aspect. Radiator. Built in wardrobe providing storage and hanging space.

BATHROOM : Frosted double glazed window to front aspect. Four piece white suite comprising: Low level W.C., pedestal wash hand basin, panelled bath and enclosed shower. Ladder style heated towel rail.

Second Floor :

LANDING : Velux roof light. Doors to:

BEDROOM 3 19' 6" x 10' 5" (5.94m x 3.17m) : Double glazed window to front aspect. Radiator. Built in wardrobe providing storage and hanging space.

BEDROOM 1 23' 0" x 8' 0" (7.01m x 2.44m) : Double glazed window to front aspect. Velux roof light to rear aspect. Radiator. Door to:



EN-SUITE : Frosted double glazed Velux roof light. Three piece suite comprising: Low Level W.C., vanity basin unit with storage and an enclosed shower with full height tiling. Ladder style heated towel rail.

External :

GARAGE 32' 0" x 8' 8" (9.75m x 2.64m) : Tandem length. Up and over door. Power and light. Pedestrian door to side. Tumble dryer outlet.

TENURE : Freehold (subject to solicitor's verification).

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

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 2HY

Energy performance certificate (EPC)		
90 Bath Vale CONGLETON CW12 2HY	Energy rating C	Valid until: 29 August 2033
	Certificate number: 0330-2451-5280-2727-1905	
Property type Detached house	Total floor area 152 square metres	

Rules on letting this property

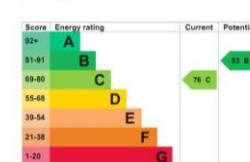
Properties can be let if they have an energy rating from A to E.

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 rating and score

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

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



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

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

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

