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# Timothy a brown

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## 91 Avon Drive

Congleton, Cheshire CW12 3RG

**Selling Price: £304,950**

- 4 BEDROOM DETACHED FAMILY HOME
- HIGHLY REGARDED GRANGELAND PARK DEVELOPMENT
- MODERN BATHROOM & EN SUITE SHOWER ROOM
- 23FT 6IN OPEN PLAN LOUNGE DINER
- FITTED DINING KITCHEN WITH RANGE COOKER
- DRIVEWAY & INTEGRAL GARAGE
- CORNER PLOT POSITION
- WALKING DISTANCE OF TOWN CENTRE & RAILWAY STATION



\*\*\*A TASTEFULLY PRESENTED FOUR BEDROOM  
DETACHED FAMILY HOME\*\*\*

This modern family home has an excellent specification and offers great value for money. This property has many attributes including a 23ft 6in in length open plan lounge diner and modern shaker style fitted dining kitchen with range cooker, bathroom and en suite. PVCu double glazing. Gas central heating via quality refitted boiler. Corner plot position.

The accommodation briefly comprises: entrance porch, cloakroom/w.c., lounge diner and fitted dining kitchen to the ground floor. To the first floor are four bedrooms (three of which are doubles), modern bathroom and en suite shower room. Externally to the front is a driveway providing parking, integral garage with space for utility area, side garden and to the rear is an enclosed mature lawned garden with large terrace ideal for al fresco dining.

Positioned on the respected and mature Jones Homes development, in a sought after location, within easy walking distance of Congleton railway station, providing frequent expresses to Manchester and London. Immediate access onto the Macclesfield Canal towpath offering lovely canalside walks whilst enjoying the spectacular Cheshire countryside The town centre is only a 15 minute walk away, with the 'award winning' Congleton Park and leisure centre also close by.



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 & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

Call us now to arrange a viewing of this fantastic family home!

The accommodation briefly comprises  
(all dimensions are approximate)

ENTRANCE PORCH 5' 4" x 3' 3" (1.62m x 0.99m): PVCu double glazed external door with stained and leaded glazed panel. PVCu double glazed window to front aspect. Doors to cloakroom/w.c. and lounge diner.

W.C./CLOAKROOM 5' 4" x 3' 3" (1.62m x 0.99m): Opaque PVCu double glazed window to front aspect. White suite comprising: w.c. and wash hand basin with tiled splashback. Radiator.

OPEN PLAN LOUNGE DINER 23' 6" in length:

Lounge Area 16' 2" x 13' 5" (4.92m x 4.09m): PVCu double glazed window to front aspect. Spindle staircase to first floor. Electric feature fire. Radiator. Television aerial point. 13 Amp power points.

Dining Area 10' 0" x 9' 9" (3.05m x 2.97m): PVCu double glazed window to rear aspect. Radiator. Access to dining kitchen.

DINING KITCHEN 15' 3" x 9' 9" (4.64m x 2.97m): PVCu double glazed window and external door to the rear. Modern shaker style light timber effect base and eye level units with preparation surfaces over. Range cooker with double oven, grill, warming



plate and 5 ring gas hob. Single drainer stainless steel sink and drainer unit with mixer tap and tiled splashbacks. Radiator. 13 Amp power points. Space for dining table and chairs. Door to the garage. PVCu double glazed door to outside.

First Floor :

LANDING : Spindled balustrade. Access to bedrooms and bathroom.

BEDROOM 1 FRONT 17' 11" x 9' 5" (5.46m x 2.87m): PVCu double glazed window to front aspect. Reading light point. Radiator. Decorative ceiling coving. 13 Amp power points. Access to en suite.

EN SUITE 9' 2" x 5' 5" (2.79m x 1.65m) max: Opaque PVCu double glazed window to rear aspect. White suite comprising: button flush w.c., pedestal sink with chrome taps and recessed shower cubicle with thermostatic mixer shower and glazed door. Stone effect tiled splashbacks. Ceiling coving.

BEDROOM 2 FRONT 13' 9" x 10' 0" (4.19m x 3.05m): PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Dado rail. Ceiling coving.

BEDROOM 3 REAR 9' 8" x 8' 6" (2.94m x 2.59m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points. Dado rail. Ceiling coving.

BEDROOM 4 FRONT 8' 6" x 6' 0" (2.59m x 1.83m): PVCu double glazed window to front aspect. Built in stair bulkhead. Radiator. 13 Amp power points.

BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m): Opaque PVCu double glazed window to rear aspect. White bathroom suite comprising: w.c., wash hand basin and panelled bath with glazed shower screen and thermostatic mixer shower over. White tiled splashbacks. Chrome ladder heated towel radiator. Recessed storage cupboard. Decorative ceiling coving. Slate effect tiled floor.



Outside :

FRONT : The property occupies a corner plot. To the front and side are lawned gardens together with a flag driveway.

INTEGRAL GARAGE 20' 6" x 9' 5" (6.24m x 2.87m) Internal Measurements: Up and over garage door. Space for appliances. Power and light. Recently fitted gas central heating boiler. 13 Amp power points.

REAR : Attractive mature rear garden, fully enclosed with fencing. Lawn area and large rear patio ideal for alfresco dining.

TENURE : Leasehold. 957 years remaining. £20 per annum.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: From our office take the first right onto Antrobus Street then left onto Mill Street. Upon reaching the roundabout take the third exit onto Mountbatten Way and continue along the dual carriageway until reaching the next roundabout whereupon take the second exit and continue straight across the traffic lights onto Park Lane. Proceed up Park Lane for approximately quarter of a mile, turn right into Kennet Drive, then first left into Avon Drive, where No 91 will be found, on the left hand side clearly identified by our For Sale board.

