



Total area: approx. 69.7 sq. metres (749.8 sq. feet)

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property.  
Plan produced using PlanUp.

**Energy performance certificate (EPC)**



Property type: Semi-detached house  
Total floor area: 70 square metres

Rules on letting this property  
Properties can be let if they have an energy rating from A to E.  
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read further information on the conditions and exemptions that apply to properties with energy ratings F or G on the Energy Performance Certificate website.

Energy efficiency rating for this property  
This property's current energy rating is D. It has the potential to be B.  
See how to improve this property's energy performance.

**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 Fax: 01260 299280  
Email: [contact@timothyabrown.co.uk](mailto: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

**33 Camborne Close**  
Congleton, Cheshire CW12 3BG

**Selling Price: Offers in Excess of £230,000**

- STYLISHLY RENOVATED 3 BED HOME
- CORNER PLOT WITH GARDEN TO 3 SIDES
- DOUBLE WIDTH DRIVEWAY & DETACHED GARAGE
- MOSSLEY LOCATION & CUL DE SAC POSITION
- NO CHAIN

## FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*WATCH OUR 360 INTERACTIVE VIRTUAL TOUR\*\*\*

YOU WILL NEED TO BE AN EARLY BIRD TO CATCH THIS SUPER SPECIAL HOME.....CALL US NOW TO BEAT THE RUSH!! A STYLISHLY RENOVATED STUNNING FAMILY HOME - CORNER PLOT, CUL DE SAC POSITION WITH IMMEDIATE ACCESS TO THE MACCLESFIELD CANAL TOW PATH. GARDENS TO THREE SIDES. DETACHED GARAGE AND DOUBLE WIDTH DRIVEWAY. PRIME MOSSLEY LOCALITY

Perched at the head of a quiet cul de sac, with the Macclesfield Canal tow path, literally a minutes walk away, allowing you to enjoy restful walks or a leisurely run or cycle amongst some of Cheshire's most beautiful countryside.

The front entrance opens to the reception hall with wood effect flooring and stairs to the first floor. Double doors open into the light and airy lounge with bay window, oak effect floor and modern electric fire. A large squared off opening leads to the dining room, which enjoys a garden aspect, with the beech effect fitted kitchen completing the ground floor.

The first floor continues the trend of excellent presentation, with three bedrooms (two of which are doubles and the third a large single). The bathroom is fitted with a crisp white suite with electric shower over the bath.

Gas fired central heating is offered via modern gas combi boiler and all windows and doors are PVCu double glazed throughout.

It's pretty outside too, and with being on the corner plot, benefits from decent sized grounds, with lawns to the front, and then enclosed lawned gardens to the side and rear. A huge benefit has to be the double width tarmac driveway for two cars and the detached single garage.



Needless to say this property is a fine example of "how to keep your house." Ready to move into - you'll struggle to find a home with less jobs to do on moving day than this! Truly no stone has been left unturned when presenting this house to the finest of standards.

Located in Mossley, one of Congleton's most desirable locations, with Cheshire's countryside on its doorstep, and with 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 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 & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

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

**FRONT ENTRANCE :** PVCu double glazed door to front aspect.

**HALL :** Single panel central heating radiator. BT telephone point (subject to BT approval). Light oak effect laminate flooring as laid. 13 Amp power points. Wall mounted central heating thermostat. Stairs to first floor. Double doors to:

**LOUNGE 4.06m (13ft 4in) x 3.78m (12ft 5in) :** PVCu double glazed bow window to front aspect. Light oak effect laminate flooring as laid. 13 Amp power points. Television aerial point. Double panel central heating radiator. Understairs storage cupboard. Living flame effect gas fire set on marble hearth with chrome and black back and bold light oak surround. Opening to:



**DINING ROOM 3.15m (10ft 4in) x 2.34m (7ft 8in) :** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Door to:

**KITCHEN 3.15m (10ft 4in) x 2.26m (7ft 5in) :** PVCu double glazed window to side aspect. Range of shaker style maple effect eye level and base units having roll edge marble effect preparation surfaces over, with stainless steel one and a half sink unit with drainer inset. Stone effect tiles to splashbacks. Integrated four ring stainless steel gas hob with matching electric oven beneath. Integrated fridge with freezer box. Wall mounted Glowworm central heating boiler. Space and plumbing for washing machine. Halogen directional spotlights. 13 Amp power points PVCu double glazed door to rear garden.

**First Floor :**

**LANDING :** PVCu double glazed window to side aspect. 13 Amp power points. Access to partially boarded roof space with retractable ladder.

**BEDROOM 1 FRONT 3.84m (12ft 7in) x 2.57m (8ft 5in) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Recess area for wardrobes.

**BEDROOM 2 REAR 2.9m (9ft 6in) x 2.72m (8ft 11in) :** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe with hanging space and overhead storage.

**BEDROOM 3 FRONT 2.92m (9ft 7in) Maximum x 2.06m (6ft 9in) Maximum:** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

**BATHROOM :** PVCu double glazed window to rear aspect. Contemporary white bathroom suite comprising: Panelled bath with electric shower over. Pedestal wash hand basin. Low level w.c. Fully tiled walls and flooring as laid. Single panel central heating radiator.



**Outside :**

**FRONT :** Mature lawned gardens are found to three sides of the property with flower borders and conifer hedgerow providing a degree of privacy. A path to the side leads to the rear of the property.

**REAR :** The rear garden is designed to provide a lawned garden with flower borders, patio and cold water tap with a driveway providing off road parking for two vehicles terminating at the detached garage.

**DETACHED BRICK GARAGE 5.11m (16ft 9in) x 2.49m (8ft 2in) Internal Measurements:** Up and over door. 13 Amp power points and light.

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

**AGENTS NOTE :** Under the Estate Agents Act 1979 we disclose to any prospective purchaser that this property is being sold on behalf of a member of staff associated with Timothy A Brown Estate Agents.

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** C

**DIRECTIONS:** From the Town Hall, proceed opposite onto Canal Street, which in turn becomes Canal Road. Turn right just after the convenience store, into Astbury Lane Ends, take the second right into Fields Road to the end turn left into Falmouth Road and then right into Camborne Close where number 33 is found on the right hand side clearly identified by our For Sale board.

