

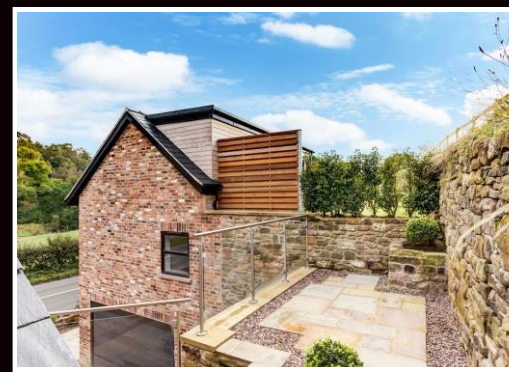
The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Total area: approx. 59.8 sq. metres (643.6 sq. feet)

Please note this floor plan is a guide only. Measurements, contents and positioning are approximate. We accept no responsibility for any mistake or inaccuracy contained within the floor plan. Plan produced using PlanUp.

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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Whitmoor Cottage
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Offers in the Region Of £210,000

- NEW BUILD ECO HOUSE
- TWO DOUBLE BEDROOMS
- JACK AND JILL BATHROOM
- OPEN PLAN LIVING/DINING KITCHEN
- SCENIC RURAL VIEWS TO FRONT
- TERRACE GARDEN

REDUCED ***NO CHAIN***

Reasonable offers considered

KEVIN McCLOUD EAT YOUR HEART OUT!! PUTTING CONGLETON ON THE MAP WITH ITS VERY OWN GRAND DESIGN. A COSY NEW BUILD ECO HOUSE WITH A BIG HEART!

Entrance hall, TWO double bedrooms, Jack and Jill bathroom. First floor open plan living/dining room and kitchen area. Double width driveway. Cantilevered rear decking and raised Indian stone terrace. Gas central heating system serving the under floor heating throughout and Kat UK aluminium framed double glazed windows and doors. Scenic rural views to the front and farmland backdrop to the rear.

A 'just completed' Eco new build gushing with sophistication. This innovative independent developer has created a bespoke home with attractive reclaimed Cheshire brick elevations, combining modern contemporary fittings with traditional craftsmanship. And we want to be the first to say it. We love the dichotomy of rustic contemporary.

Situated in the semi rural hamlet of Whitemoor on the outskirts of Congleton, with open countryside on its doorstep, the Biddulph Valley Way literally across the road... perfect for a family bike ride, popular with runners and a great spot for a

leisurely walk. Congleton golf club is also a mere 500 yards up the road. After these exertions, and only a cock-stride away, why not reward yourself with a G & T or local ale and a spot of lunch at the newly reborn Castle Inn pub. 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 and 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)

ENTRANCE : Stone steps with oak pillared and oak framed storm porch with pitched roof. Natural oak front door with oak framed sealed unit double glazed side panel.

HALL : Brushed alloy 13 amp power points. 'San Pierre' limestone tiling with underfloor heating. Oak return staircase with oak hand rail to first floor with understairs store cupboard.

BEDROOM 1 11' 2" x 9' 10" (3.40m x 2.99m): Aluminium framed sealed unit double glazed window to side aspect with oak sill. 13 Amp power points. BT telephone point (subject to BT approval). Built in double wardrobe with oak Bi-fold doors. Underfloor heating.

JACK AND JILL BATHROOM 7' 9" x 5' 3" (2.36m x 1.60m): Aluminium framed sealed unit double glazed window to side aspect with marble sill. Modern white suite comprising: low level w.c., pedestal wash hand basin and contoured tiled panelled bath with chrome taps and thermostatic mains fed shower with glass shower screen. Extractor fan. Ceramic tiled floor with underfloor heating. Grey marbled tiles to splashbacks.

BEDROOM 2 11' 4" x 7' 11" (3.45m x 2.41m): Aluminium framed sealed unit double glazed window to front aspect with oak sill. Brushed alloy 13 amp power points. Television aerial point. Underfloor heating. Door to Jack and Jill bathroom.

First floor :

OPEN PLAN LIVING/DINING KITCHEN 18' 2" x 17' 5" (5.53m x 5.30m) Overall Measurements:

LIVING/DINING ROOM 17' 5" x 12' 4" (5.30m x 3.76m) **Maximum:** Sloping ceiling. Low voltage downlighters inset. Two aluminium framed sealed unit double glazed dormer style windows to front aspect with oak sill enjoying views over stables, farmland and Biddulph Brook. Brushed alloy 13 amp power points. Television aerial point. Built in cupboard with Main gas combination boiler and electric consumer unit. Natural oak floor. Aluminium framed sealed unit double glazed sliding door leading onto the rear Indian stone paved patio.

KITCHEN AREA 13' 3" x 7' 7" (4.04m x 2.31m): Feature exposed brick wall. Low voltage downlighters inset. Natural oak preparation surfaces with ceramic one and a half bowl sink unit with chrome tap. Built in Hotpoint 4 ring electric hob with matching electric oven/grill below and chrome and glass extractor canopy over. Marble upstand. Space and plumbing for washing machine. Further oak preparation surface with drawers beneath. Integrated fridge. 'San Pierre' limestone tiled floor. Aluminium framed sealed unit double glazed French doors to outside patio.

Outside :

FRONT : Indian stone paved double width driveway for two cars.

SIDE AND REAR : Cantilevered timber decked balcony and glass balustrade with stainless steel handrail. Indian stone paved steps lead up to a paved seating area with a dry stone wall behind.

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

TENURE : Freehold (subject to solicitors' verification).

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

LOCAL AUTHORITY: Staffordshire Moorlands District Council

TAX BAND: TBC

DIRECTIONS: Proceed out of Congleton on the A527 (Biddulph Road), continue straight across the traffic lights at Mossley, past Mossley Golf Club and just after the bridge the property will be found on the right hand side clearly identified by our For Sale board.

