



**Energy Performance Certificate** @HM Government

13a, Townsend Road, CONGLETON, CW12 3DL  
 Dwelling type: Detached house  
 Date of assessment: 26 June 2020  
 Date of certificate: 26 June 2020  
 Reference number: 8020-7626-7010-0346-6222  
 Type of assessment: RESAP existing dwelling  
 Total floor area: 336 m<sup>2</sup>

Use this document to:  
 • Compare current energy performance to see which properties are more energy efficient  
 • Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years		
Current costs	Potential costs	Potential future savings
Lighting	£304 over 3 years	£304 over 3 years
Heating	£3,081 over 3 years	£3,081 over 3 years
Hot Water	£201 over 3 years	£201 over 3 years
<b>Totals</b>	<b>£4,586</b>	<b>£4,586</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and consoles, and electricity generated by microgeneration.

**Energy Efficiency Rating**

Current	Potential
D	C

**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative costs	Typical savings over 3 years
1. Solar photovoltaic panels, 2.5 kWp	£3,000 - £5,000	£945

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**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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**13a Townsend Road**  
 Congleton, Cheshire CW12 3DL

**Selling Price: Offers in Excess of £680,000**

- MAGNIFICENT ARCHITECTURALLY DESIGNED DETACHED HOME
- AMAZING OPEN PLAN LIVING KITCHEN THROUGH TO GARDEN ROOM
- FIVE BEDROOMS
- THREE BATHROOMS
- CAVERNOUS SEVEN CAR INTEGRAL GARAGE
- EXTENSIVE COBBLED PAVED DRIVEWAY
- LANDSCAPED GARDENS
- DISCREETLY POSITIONED



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

\*\*\*NO UPWARD CHAIN\*\*\*

OVER 3300 SQ FT OF ARCHITECTURALLY DESIGNED "SUPER HOUSE"!! THIS HOME IS INSANE - BUILT WITHIN ONLY THE LAST DECADE AND HAVING BEEN IMMENSELY EXTENDED BURSTING WITH HIGH END FITTINGS. VERY DISCREET SAFE AND SECURE TUCKED AWAY POSITION. LANDSCAPED GARDENS. CAVERNOUS 7 CAR INTEGRAL GARAGE. EXTENSIVE COBBLE PAVED DRIVEWAY. HUGE, VERSATILE FIVE BEDROOM ACCOMMODATION. THREE BATHROOMS. IMMENSE THROUGH FLOWING OPEN PLAN LIVING AND KITCHEN SPACE.

Reception hall. Cloakroom. Private lounge. Open plan living/dining kitchen with garden room. Utility. Ground floor guest bedroom. Galleried first floor landing off which are the four further bedrooms plus two en suite shower rooms and the family bathroom. Office/study. 40' integral seven car garage. Expertly landscaped gardens. Extensive driveway. Huge versatile accommodation, areas of which may suit the creation of a self contained 'granny annexe'.

Location wise, it's superb, discreetly positioned, non overlooked and extremely private, safe and secure, literally within "a stones throw" of the town centre, shops, bars and restaurants. The "award winning" Congleton Park is found a short walk away, which is a majestic place, with kids play areas, playing fields and the eclectic Bar/Restaurant "Stock at The Pavilion", which offers a mix of the casual and quirky, vintage and modern. Congleton railway station is within walking distance and offers links to the main rail network with connections allowing regular access to Manchester and London.

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.

Through the front door you pass into the magnificent reception hall with stylish cloakroom and return staircase leading up to the first floor. The main sitting room is elegant and sophisticated with a lovely bay window, living flame gas fire and patio door to the rear garden. The open plan living dining kitchen is simply...



amazing!!! It is a massive natural light filled space with distinct functional areas, all combining to work as one. The kitchen area is fitted with antique effect units, over which are oak effect preparation surfaces, and a matching central island, which naturally separates, yet is at one with the huge glazed garden room, which makes for a fabulous entertaining room. Adjacent to the open plan kitchen is the living area, a great space to chill out in, with bi-fold doors opening into the landscaped gardens. Moving on..... the kitchen is complemented with a walk through utility, which takes you to the huge guest bedroom, a magnificent sized room with a system of folding/sliding doors to the front courtyard area. An interconnecting door allows access into the biggest of garages, which has space for 5-7 vehicles, it's just huge. To the first floor and from the galleried landing are doorways to most of the 4 bedrooms. The office, is a comfortable space to work from, which in turn leads to the master suite (a mere 32' in length!!) featuring its own luxurious en-suite shower room. The remaining 3 bedrooms are well balanced and doubles, with the 2nd bedroom being the size of a conventional master bedroom, featuring its own en suite shower room. The third and fourth bedrooms are both good generous sizes and completing this floor is the family bathroom.

Outside and to the front the property is approached via a long private driveway and then opens up to create even further parking of cars plus space for Motorhome/caravan/or even a boat. The rear garden enjoys a sunny southerly aspect, and was landscaped by a firm of private developers. All in all this is a delectable residence, tucked discreetly away, offering accommodation of epic proportions.

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

**ENTRANCE** : PVCu double glazed door to:

**HALL** 12' 0" x 7' 8" (3.65m x 2.34m) : Covling to ceiling. Turned spindled balustrade to return staircase to first floor. 13 Amp power points. Oak effect floor.

**SEPARATE W.C.** : Modern white suite comprising: low level W.C., concealed cistern set on tiled vanity area. Ceramic wash hand basin with chrome tap set in walnut vanity unit. Oak effect floor.

**LOUNGE** 22' 3" x 13' 0" (6.78m x 3.96m) : PVCu double glazed walk-in bay window to front aspect. Low voltage downlighters inset. 13 Amp power points. Living



flame coal effect gas fire set on polished stone hearth and back. Oak effect floor. PVCu double glazed door opening to rear garden.

**OPEN PLAN LIVING KITCHEN/GARDEN ROOM** :

**LIVING AREA** 12' 0" x 11' 10" (3.65m x 3.60m) : Covling to ceiling. 13 Amp power points. Television aerial point. Oak effect floor. PVCu double glazed bi-fold sliding doors opening to rear garden.

**KITCHEN AREA** 16' 3" x 10' 1" (4.95m x 3.07m) : PVCu double glazed window to rear aspect. Extensive range of antique style cream panel fronted eye level and base units having oak effect preparation surfaces over with composite one and a half bowl sink unit inset. Integrated dishwasher. Integrated fridge. Stone effect tiles to splashbacks. Oak effect floor. Central island with built-in NEFF stainless steel 4 ring gas hob with electric oven/grill below with island extending to create a breakfast bar with seating for 3.

**GARDEN ROOM/CONSERVATORY** 23' 2" x 8' 10" (7.06m x 2.69m) : Full height PVCu double glazed panels with double glazed glass roof over. 13 Amp power points. Oak effect floor. PVCu double glazed french door to side aspect.

**UTILITY** 9' 0" x 5' 9" (2.74m x 1.75m) : PVCu double glazed window to rear aspect. Extensive range of antique style cream panel fronted eye level and base units. Wood effect preparation surfaces with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Space for large American style fridge/freezer. 13 Amp power points. Oak effect floor. Door to:

**GUEST BEDROOM** 18' 5" x 14' 4" (5.61m x 4.37m) : Double panel central heating radiator. 13 Amp power points. Oak effect floor. Cupboard housing Worcester Bosch gas central heating boiler. PVCu double glazed bi-fold sliding door to front aspect. Panelled bi-fold doors to the huge integral garage.

**First Floor** : **GALLERIED LANDING** : Turned and spindled balustrade. Covling to ceiling. Double panel central heating radiator. PVCu double glazed window to front aspect. 13 Amp power points. Oak effect floor. Recessed store cupboard.

**BEDROOM 1 FRONT** 32' 1" x 14' 8" (9.77m x 4.47m) : Angular ceilings. Low voltage downlighters inset. Two large velux roof lights. PVCu double glazed bullseye window to front aspect. Two double panel central heating radiators. 13 Amp power points. Fitted bedroom furniture. Oak effect floor.

**OFFICE** 15' 5" x 9' 7" (4.70m x 2.92m) : Angular ceiling. Velux roof light. Two under eaves storage areas. 13 Amp power points. Television aerial point. Oak effect floor.

**EN SUITE** 10' 2" x 6' 5" (3.10m x 1.95m) : Two PVCu double glazed windows to rear aspect. Modern white suite comprising: low level W.C. with concealed cistern. Two ceramic wash hand basins sat on vanity units with chrome taps and cupboards below. Separate shower cubicle housing a mains fed shower with



limestone effect tiles to splashbacks and matching floor tiles. Single panel central heating radiator. Cupboard housing pressurised hot water cylinder.

**BEDROOM 3 REAR** 12' 0" x 11' 10" (3.65m x 3.60m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Oak effect floor.

**BEDROOM 4 REAR** 11' 6" x 9' 0" (3.50m x 2.74m) : PVCu double glazed windows to rear and side aspects. Double panel central heating radiator. 13 Amp power points. Oak effect floor. Access to roof space.

**BATHROOM** 9' 0" x 7' 5" (2.74m x 2.26m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C., ceramic wash hand basin set on vanity unit. Panelled spa bath with glazed tiling to splashbacks. Single panel central heating radiator. Separate shower cubicle housing a mains fed shower. Tiled floor with electric under floor heating.

**OUTSIDE** : **FRONT** : Entering through wrought iron gates which lead to the long driveway laid with old english style block paving flanked with mature hedgerow and opening to a huge driveway with parking for 6-7 vehicles, plus space for a boat/caravan

**REAR** : Extending from the rear of the property is an extensive Indian stone paved terrace providing a huge entertaining area. The hard landscaping was carried out by Hampton Dean (local private developers) with low rendered walls and wood coping and steps up to a timber decked terrace. Summer house with power and light. Wrought iron gated access to the front. The gardens are bound with a mixture of tall laurel and leylandi hedgerow. To one side there is a bike store area.

**INTEGRAL GARAGE** 40' 5" x 21' 2" (12.31m x 6.45m) **internal measurements** : Low voltage downlighters inset. Two double panel central heating radiators. 13 Amp power points. Electrically gated up and over door. PVCu double glazed bi-fold doors to front aspect.

**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**.

**TAX BAND**: F

**LOCAL AUTHORITY**: Cheshire East Council

**DIRECTIONS**: From our offices proceed along West Street, bear right into Antrobus Street then left onto Mill Street and upon reaching the roundabout take the third exit onto Mountbatten Way. Proceed straight across the traffic lights and upon reaching the next roundabout take the second exit and proceed straight across the traffic lights onto Park Lane. Take the second right onto Townsend Road, follow the road and continue over the gravel laid area to the gates and driveway of 13a.

