

Energy performance certificate (EPC)

26 Quayside CONGLETON CW12 3AS	Energy rating D	Valid until: 20 February 2033 Certificate number: 0390-2239-8220-2227-8461
--------------------------------------	---------------------------	---

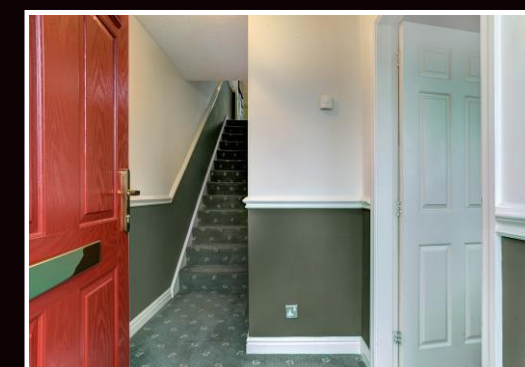
Property type	Detached house
Total floor area	79 square metres

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>).

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



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

26 Quayside
Congleton, Cheshire CW12 3AS

Selling Price: Offers in the Region Of £300,000

- 3 BED DETACHED FAMILY HOME
- LOUNGE THROUGH DINING ROOM
- BEDROOM 1 HAVING EN SUITE
- MODERN FAMILY BATHROOM
- DETACHED SINGLE GARAGE
- REAR ENCLOSED GARDENS
- DRIVEWAY PROVIDING PARKING
- EASY ACCESS TO LOCAL AMENITIES
- NO CHAIN

****NO CHAIN****

****VIEW OUR FANTASTIC 360 VIRTUAL TOUR****

3 Bedrooms, lounge through dining room, kitchen, modern family bathroom and ensuite. Driveway, gardens, detached garage. Full gas central heating and PVCu double glazing.

Tucked away at the head of a peaceful and popular cul de sac, this family sized property is a real treat to the market and is sure to tick many of your boxes!

Inside you will find well planned and well maintained accommodation throughout as well as a useful detached garage.

Externally, the rear garden is safely enclosed, with lawns, extensive patio terrace seating areas, ideal for enjoying those long summer evenings!

Local amenities, plentiful countryside, good commuter links and popular schools are all within easy reach...so what are you waiting for?!

Call us now to view!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled door with double glazed upper panel.

HALL : Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

LOUNGE 15' 2" x 12' 2" (4.62m x 3.71m) plus walk-in bay : PVCu double glazed walk-in bay window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. BT telephone point. Contemporary style flush fitted living coal effect gas fire. Wide arched opening to dining room.

DINING ROOM 11' 0" x 7' 4" (3.35m x 2.23m) : Coving to ceiling. Single panel central heating radiator. PVCu double glazed sliding patio to rear garden.

KITCHEN 10' 9" x 7' 10" (3.27m x 2.39m) : PVCu double glazed window to rear aspect. Modern beech effect fronted eye level and base units having granite effect roll edge formica preparation surface over with stainless steel single drainer sink unit inset. Built-in stainless steel 4-ring gas hob with electric oven/grill below with extractor canopy hood over. Cupboard housing integrated fridge and freezer. Space and plumbing for washing machine and tumble dryer. Single panel central heating radiator. 13 Amp power points. Ceramic tiled floor. Deep recessed under stairs cupboard. PVCu double glazed stable door to outside.

First Floor :

LANDING : Galleried landing with turned spindles. PVCu double glazed window to side aspect. Airing cupboard with Vaillant combi boiler. Access to partially boarded roof space with light, via a retractable ladder.

BEDROOM 1 FRONT 12' 10" x 8' 11" (3.91m x 2.72m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Range of modern hi-gloss fronted fitted wardrobes and overhead store cupboards.

EN SUITE : PVCu double glazed window to side aspect. Modern white suite comprising: low level W.C., wash hand basin and separate shower cubicle housing a mains fed shower with bi-fold door and mosaic tiles to splashbacks. Chrome centrally heated towel radiator.

BEDROOM 2 REAR 10' 4" x 9' 0" (3.15m x 2.74m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. Range of modern hi-gloss fronted fitted wardrobes and overhead storage cupboards. 13 Amp power points.

BEDROOM 3 FRONT 8' 4" x 6' 5" (2.54m x 1.95m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 9" x 6' 4" (2.06m x 1.93m) : PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin and panelled bath with chrome bath/shower mixer tap. Chrome centrally heated towel radiator. Ceramic marble effect floor and wall tiles.

Outside:

FRONT : Double width tarmacadam driveway and lawned garden. Tarmacadam drive continues to side and terminates at the detached garage.

REAR : Adjacent to the rear of the property is an extensive Indian stone paved terrace ideal for alfresco entertaining, beyond which are lawned gardens bound with flower borders and encompassed with timber lapped fencing. Cold water tap.

DETACHED GARAGE 17' 0" x 8' 7" (5.18m x 2.61m) internal measurements : Up and over door. Power and light. Personal door.

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

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 3AS

