

1/15/24, 10:35 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

31 Blossom Gate Drive Congleton, Cheshire CW12 4ZR	Energy rating <b>B</b>	Valid until 18 October 2029
	Certificate number 9598-6940-7390-6841-1950	

Property type: Semi-detached bungalow  
Total floor area: 65 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 [here](#).

Energy rating and score  
This property's energy rating is B. It has the potential to be A.  
[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.  
Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.  
For properties in England and Wales:  
• the average energy rating is D  
• the average energy score is 60

Breakdown of property's energy performance  
Features in this property  
Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.  
Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.  
<https://find-energy-certificate.service.gov.uk/energy-certificate/9598-6940-7390-6841-1950>

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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**31 Blossom Gate Drive**  
Congleton, Cheshire CW12 4ZR

Selling Price: £280,000

- PRESTIGIOUS 'SEDDONS' BUILT MODERN TWO BEDROOM SEMI DETACHED BUNGALOW
- LOUNGE PLUS CONSERVATORY
- MODERN BREAKFAST KITCHEN
- TWO BATHROOMS
- DRIVEWAY PARKING
- ENCLOSED REAR GARDEN
- POPULAR WEST HEATH AREA
- WALKING DISTANCE TO SHOPPING CENTRE, BUS ROUTES & BACK LANE

Blossom Gate, on Back Lane in Congleton, is a stunning, semi rural development of highly specified 1,2,3 and 4 bedroom homes.

We are proud to present one of the most highly sought after design of properties, a SEMI DETACHED 2 bedroom luxurious BUNGALOW which we expect a high level of interest in and so you need to act swiftly to capture such a rare modern home! The bungalow is a practical and well designed, semi-detached home with TWO DOUBLE bedrooms and DRIVEWAY parking and enclosed rear gardens. The wide and spacious reception hall, offers the breakfast kitchen fitted stylish units and an array of integrated appliances. The light-filled lounge with feature fireplace is located at the rear of the property, with CONSERVATORY OFF, which looks out onto the enclosed fenced garden. The two double bedrooms, includes a generous master with luxurious en suite, complete with heated towel rail and mains fed shower. Finally, is a stylish bathroom – also with heated towel rail. All bathrooms are fitted with contemporary white sanitaryware by Ideal Standard.

Externally to the front is a driveway providing off road parking. The rear is an enclosed garden with lawn and patio area.

Congleton boasts excellent transport links to the North West. Blossom Gate Drive is only a 10 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 17 miles away, and the property also lies within only a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston. Congleton offers a blend of cultural and leisure activities perfectly.

It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has been further enhanced with the completion of the new Congleton link road which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

Standard Features Include: Comfort and Security - Gas fired, thermostatically controlled central heating with energy efficient combi boiler. Locking PVCu windows with energy saving glass. Multi point lock to front and rear doors. Finishing Touches - Contemporary skirting boards and architrave. Flush panel veneered oak effect internal doors. Built in sliding wardrobes to master bedroom. Shower rooms, Ensuites and Cloakrooms - Stylish white sanitary ware. Glazed shower cubicles with thermostatic mains showers with waterfall shower head. Full height tiling to shower cubicles. Chrome LED downlighters and heated towel rail to ensuites. Electrical - TV points to lounge and master bedroom. BT outlet sockets to lounge and master bedroom. Shaver

points to bathroom and en suite. Door bell and chime. External - Black PVCu fascia, and rainwater goods. Garden tap. Warranty: Majority of remaining 10 year NHBC warranty.

#### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : Composite panelled and double glazed door to:

**HALL** 18' 1" x 4' 10" (5.51m x 1.47m): Single panel central heating radiator. 13 Amp power points. Access to roof space. Large store cupboard with Vaillant gas combi boiler.

**LOUNGE** 15' 6" x 10' 6" (4.72m x 3.20m): Double panel central heating radiator. 13 Amp power points. Television aerial point. Modern electric log effect fire with natural granite and light oak fire surround. PVCu double glazed french door to:

**CONSERVATORY** 10' 0" x 9' 4" (3.05m x 2.84m): Brick built base with PVCu double glazed upper panels with glass roof over. Single panel central heating radiator. 13 Amp power points. Oak effect tiled floor. PVCu double glazed french doors to rear garden.

**BREAKFAST KITCHEN** 11' 3" x 10' 6" (3.43m x 3.20m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Extensive range of modern wood grain effect eye level and base units in grey with marble effect preparation surfaces over with stainless steel one and a half bowl sink unit inset. Built-in stainless steel 5-ring gas hob with wide stainless steel extractor hood over. Built-in electric oven/grill. Integrated washing machine. Integrated fridge and freezer. Single panel central heating radiator. 13 Amp power points. Grey oak effect floor.

**BEDROOM 1 FRONT** 10' 3" x 9' 0" (3.12m x 2.74m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

**EN SUITE** 7' 1" x 4' 5" (2.16m x 1.35m): Low voltage downlighters inset. Modern white suite comprising low level W.C. with concealed cistern, wall hung wash hand basin and large walk-in shower cubicle housing thermostatically controlled mains fed shower with glass screen and sliding glass door. Chrome centrally

heated towel radiator. Oak effect floor. Shaver point. Extractor fan.

**BEDROOM 2 REAR** 10' 6" x 8' 2" (3.20m x 2.49m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 7' 0" x 5' 6" (2.13m x 1.68m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C. with concealed cistern, wall hung wash hand basin and panelled bath. Chrome centrally heated towel radiator. Textured tiles to splashbacks. Oak effect floor.

**Outside :**

**REAR GARDEN** : Adjacent to the rear of the property is a paved patio sun terrace beyond which are lawned gardens. Timber garden shed. Path to side with gated access to the front. Cold water tap.

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

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SAT NAV: CW12 4ZR

