



Energy Performance Certificate HM Government

6, Dobson Way, CONGLETON, CW12 1GP
 Dwelling type: Detached house
 Date of assessment: 29 August 2018
 Date of certificate: 29 August 2018
 Reference number: 0358-3881-7883-0028-0541
 Type of assessment: S447 new dwelling
 Total floor area: 120 m²

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

Estimated energy costs of dwelling for 3 years:	£ 1,410
Over 3 years you could save:	£ 126

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 225 over 3 years	£ 225 over 3 years	
Heating	£ 888 over 3 years	£ 897 over 3 years	
Hot Water	£ 297 over 3 years	£ 188 over 3 years	You could save £ 126 over 3 years
Totals	£ 1,410	£ 1,284	

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 cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about construction and energy use and may not reflect how energy is consumed by individual households.

Recommended measures	Indicative cost	Typical savings over 3 years
1 Solar water heating	£4,000 - £8,000	£ 126
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 855

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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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6 Dobson Way
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Offers Over £425,000

- 4 BEDROOM DETACHED 'OXFORD' DESIGN HOME
- HIGH ENERGY EFFICIENCY - RATING 'B'
- 'MOORES' FITTED KITCHEN & SEPARATE UTILITY
- EN SUITE, FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM
- ATTACHED GARAGE
- SOUTH FACING OPEN ASPECT LANDSCAPED REAR GARDEN
- CRANBERRY GARDENS - LEADING NEW BUILD DEVELOPMENT
- RESIDUE OF 10 YEAR NHBC

FOR SALE BY PRIVATE TREATY (Subject to contract)

We have here the home of your DREAMS! Cranberry Gardens (even a lovely name), by Redrow Homes, is one of the leading new build developments in the LOWER HEATH locality. Skilled CRAFTSMANSHIP and pride may be seen as characteristics of a bygone age of architecture; yet with Redrows celebrated Heritage Collection, these qualities have been brought back to life. With an exterior inspired by the Arts and Crafts movement, The Oxford looks the archetype of a classic English home. Yet once inside, the 21st century lifestyle it has been designed for is evident. Chic interior design placed alongside contemporary appliances and features all contribute to making The Oxford a home in which the modern family can enjoy an unrivalled lifestyle.

With 4 bedrooms, 1 of which enjoys the luxury of an en-suite, there is plenty of room for the whole family to live together comfortably. A home of character and quality, The Oxford could be the home of your dreams.

The vendors of this particular home have invested heavily on bringing in additions, upgrades and have beautifully landscaped the SOUTH FACING OPEN ASPECT rear gardens, making it a lovely safe and secure environment for families. There is a bespoke "Moore's" fitted kitchen with complementary "Mandarin" tiling, and an abundance of quality built in appliances. The reception hall even features stunning "Fired Earth" floor tiling – it's beautiful.

The Redrow difference has always been in the detail. That's why in practically every room, you'll find a special feature or an inspired touch that's been designed to impress. Touches you'll find all around you in this home. From stunning brick detailing, high quality sandstone plinths, headers and sills, wide barge boards, decorative ridgework and ornate finials, every home is built to an individual specification.

Enjoy the peace of mind knowing that this Redrow home is not only better for the planet, but it also works out much cheaper for you to run... This home offers, on average, a 53% improvement in heat loss compared to homes built in the 1970's and 35% over homes built just 10 years ago. *Research conducted by National Energy Services and commissioned by the New Homes Marketing Board.

In a reversal of the usual pattern, it is older pupils who will have less far to go for school, with Eaton Bank Academy just a short walk from the development. Eaton Bank is rated 'good with outstanding features' by Ofsted and is a highly popular school delivering great results. Congleton High School offers an alternative, and is ranked 'good' by Ofsted. Primary pupils have a short school run to either Buglawton Primary, Havannah Primary or St Mary's Catholic Primary, all just a few minutes drive away and all ranked 'good'.

Situated in the highly regarded Lower Heath area, which within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position to the north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Lower Heath has outstanding transport and communications links :

- Immediate access to A34 and the soon to be completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Lower Heath is a 10 minute drive 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 18 miles away, offering direct flights to over 180 domestic and worldwide destinations

• The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes.

• Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond

The accommodation briefly comprises (all dimensions are approximate)

FRONT ENTRANCE : High security steel skinned door with opaque double glazed upper panel to:

HALL : 13 Amp power points. Single panel central heating radiator. Attractive 'Fired Earth' ceramic tiled floor. Understairs store cupboard. Stairs to first floor with oak hand rail.

LOUNGE 16' 6" x 10' 9" (5.03m x 3.27m): PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Polished cast iron feature fireplace with inset log effect electric fire set on slate effect hearth.

KITCHEN 21' 8" x 11' 9" (6.60m x 3.58m): PVCu double glazed window to rear aspect. Fitted wood fronted 'Moore's' kitchen in Anthracite grey with natural wood preparation surfaces over with stainless steel single drainer sink unit with chrome mixer tap. Built in AEG 4 ring brushed steel gas hob with brushed steel splashback with matching stainless steel extractor canopy hood over. Built in AEG brushed steel double electric fan assisted oven and grill. Integrated dishwasher and fridge/freezer. 'Mandarin' stone tiles to splashbacks. Grey oak effect 'Porcelanosa' floor tiles. Wall mounted contemporary style radiator. Deep skirting. Media port. PVCu double glazed French doors with matching side panel to rear garden. Deep recessed store cupboard with mains alarm control panel.

UTILITY 6' 7" x 5' 9" (2.01m x 1.75m): Contrasting grey eye level and base units having wood effect preparation surface over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Space for tumble dryer. Grey oak effect 'Porcelanosa' floor tiles. Single panel central heating radiator. High security steel skinned door with double glazed upper panel to rear.

CLOAKROOM : PVCu double glazed window to side aspect. Modern white suite comprising: low level w.c. and wall hung wash hand basin with chrome mixer tap. Single panel central heating radiator. Grey oak effect 'Porcelanosa' floor tiles. Limestone effect wall tiles.

First Floor :

SPACIOUS GALLERIED LANDING : 13 Amp power points. Single panel central heating radiator. Full length built in store cupboard. Airing cupboard housing pressurised hot water cylinder.

BEDROOM 1 FRONT 14' 7" x 10' 7" (4.44m x 3.22m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Double built in wardrobes.

EN SUITE 6' 6" x 4' 4" (1.98m x 1.32m): PVCu double glazed opaque window to front aspect. Modern white suite comprising: low level w.c., wall hung wash hand basin and separate and enclosed shower cubicle housing a mains fed shower. Bi-fold glass door. Matt finished stone effect floor with electric under floor heating and walls tiled to half height. Extractor fan. Chrome centrally heated towel radiator.

BEDROOM 2 FRONT 14' 5" x 10' 0" (4.39m x 3.05m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 12' 0" x 10' 8" (3.65m x 3.25m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 9' 10" x 9' 10" (2.99m x 2.99m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 9" x 6' 6" (2.36m x 1.98m) inc door recess: PVCu double glazed window to rear aspect. Modern white suite comprising: low level w.c. and wall hung wash hand basin with chrome mixer tap. Panelled bath with chrome mixer tap and mains fed shower over and glass shower screen. Chrome centrally heated towel radiator. Matt finished stone effect floor and wall tiles.

Outside :

FRONT : Tarmacadam double width driveway for two cars.

REAR : The rear gardens enjoy a westerly aspect and are predominantly non-overlooked. They have been fully landscaped with a generous expanse of Indian stone paving and shaped lawn gardens. There are raised flower borders set within chunky oak railway sleepers. To one side is gated access to the front. Cold water tap.

ATTACHED GARAGE 19' 7" x 9' 10" (5.98m x 3.00m) Internal Measurements: Up and over door. Power and light. Electric car charging point. Gas central heating boiler.

TENURE : Freehold (subject to solicitors' verification). Service charge: approximately £100 per annum to cover grounds maintenance.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: E

DIRECTIONS: From our offices proceed along West Street to the roundabout taking the fourth exit onto Clayton Bypass. Continue through the traffic lights to the next roundabout and bear right onto the Macclesfield Road and take the second left and then immediate right into Dobson Way, where No. 6 will be found on the left hand side.

