



Energy performance certificate (EPC)

Property address	41 Boundary Lane, Congleton, Cheshire CW12 3JA	Issue date	11 April 2023
Property type	Detached house	Certificate number	4565-1023-2898-0023
Total floor area	199 square metres		

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/energy-ratings-for-landlords>.

Energy efficiency rating for this property

This property's current energy rating is B: it has the potential to be A.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy efficiency. Properties are given a rating from A (most efficient) to G (least efficient). Properties are also given a score. The higher the number the better your fuel bills are likely to be. For properties in England and Wales, the average energy rating is D, the average energy score is 60.

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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Edge View

41 Boundary Lane, Congleton, Cheshire CW12 3JA

Selling Price: Offers in Excess of £800,000

- IMPRESSIVE EXECUTIVE FAMILY HOME
- LOCATED ON LARGE PLOT AMOUNTING TO OVER 3000 SQ FT
- SITTING ROOM & SEPARATE OFFICE/STUDY
- OPEN PLAN LIVING DINING KITCHEN
- FIVE BEDROOMS
- THREE BATHROOMS & SHOWER ROOM
- INTEGRAL DOUBLE GARAGE
- LARGE GARDENS & DRIVEWAY
- POPULAR RESIDENTIAL AREA IN MOSSLEY

EDGE VIEW - OVER 3000 SQ FT OF ARCHITECTURALLY DESIGNED "SUPER HOUSE" BURSTING WITH HIGH END FITTINGS. LARGE PLOT WITH GENEROUS GARDENS, AND EXTENSIVE DRIVEWAY PARKING!

Impressive reception hall with stunning oak and glass return staircase. Generous sitting room with wood burning stove. Separate office/study. Huge open plan living dining kitchen measuring 23' x 20', enjoying a garden aspect with bi-fold doors. Useful utility and wet room. FIVE BEDROOMS (master with dressing room and large ensuite shower room) Two family bathrooms each with separate showers. Integral double garage. Large gardens. Large detached shed and workshop. Extensive driveway with electric double gates. Comprehensive CCTV, motion sensors and alarm system. 4 zoned central heating system. Cat 5 cabling installed.

You will be hard pressed to find a family sized home, located in a prime area with such array of conveniences laid out on it's doorstep.

Literally within 10 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a recently opened micro bar, hostelry....with a lovely eclectic relaxed atmosphere.

School catchment wise, the local C of E Mossley Primary School is across the road and is another

draw for families to locate within this locality, plus before and after schools and day nursery are within easy reach too. Plus it's close to the base of Congleton Edge, where lovely walks can be enjoyed and amazing far reaching countryside views found.

All in all this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we'd love to help you!!

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Wood grain effect high security door to:

RECEPTION HALL 17' 5" x 12' 9" (5.30m x 3.88m): Low voltage downlights inset. Full height ceiling. Double cloak cupboard. 13 Amp power points. Underfloor heating. Custom made staircase with oak hand rail and glass balustrade.

LOUNGE 20' 8" x 12' 9" (6.29m x 3.88m): PVCu double glazed window to rear. Recessed Inglenook with oak mantle housing a multi-fuel stove set on slate hearth. 13 Amp power points. Underfloor heating.

OFFICE 11' 0" x 9' 6" (3.35m x 2.89m): PVCu double glazed window to front aspect. Under floor heating. 13 Amp power points. BT telephone point.

LIVING DINING KITCHEN 23' 0" x 20' 8" (7.01m x 6.29m): Low voltage downlights inset. Extensive range of contemporary eye level and base units in hi-gloss grey having quartz preparation surface over with preformed drainer and stainless steel single drainer sink unit inset with mixer tap. Dual fuel range cooker with extractor canopy over with glass splashback. Integrated Baumatic combination microwave. Integrated fridge, freezer and dishwasher. Breakfast bar with seating for 4. Polished ceramic floor tiles having under floor heating. 13 Amp power points. Anthracite grey folding sliding doors to rear garden. Oak framed glazed french doors to hall.

UTILITY 13' 9" x 6' 6" (4.19m x 1.98m): PVCu double glazed window to side aspect. Low voltage downlights inset.

Contemporary style base units in hi-gloss grey with quartz preparation surfaces over. Integrated washing machine. Space for large fridge freezer. Wall mounted Glow worm gas central heating boiler. 13 Amp power points. Polished ceramic floor tiles with under floor heating. PVCu double glazed door to outside. Door to integral garage.

WET ROOM 6' 6" x 6' 5" (1.98m x 1.95m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin, corner shower cubicle housing mains fed shower with glass screen. Chrome centrally heated towel radiator. Polished ceramic floor tiles with underfloor heating.

LANDING 24' 1" x 19' 1" (7.34m x 5.81m): Low voltage downlights inset. PVCu double glazed window to front aspect. Wall mounted space saver radiator. 13 Amp power points.

BEDROOM 1 FRONT 19' 2" x 12' 0" (5.84m x 3.65m): Two PVCu double glazed windows to front aspect. Two single panel central heating radiators. 13 Amp power points.

DRESSING ROOM 7' 8" x 7' 2" (2.34m x 2.18m): Low voltage downlights inset. Single panel central heating radiator. 13 Amp power points. Fitted triple wardrobe.

EN SUITE 9' 9" x 9' 4" (2.97m x 2.84m): Low voltage downlights inset. PVCu double glazed window to side aspect. Modern white suite comprising low level W.C., pedestal wash hand basin and large walk-in shower having mains fed shower and body jets with fixed glass screen. Chrome centrally heated towel radiator. Ceramic wood effect floor tiles. Built-in linen cupboard.

BEDROOM 2 REAR 14' 0" x 10' 1" (4.26m x 3.07m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

BATHROOM : PVCu double glazed window to rear aspect. Low voltage downlights inset. Modern white suite comprising low level W.C., pedestal wash hand basin and freestanding bath with chrome freestanding mixer tap. Recessed shower cubicle housing a mains fed shower. Chrome centrally heated towel radiator. Stone effect tiled floor.

BEDROOM 3 REAR 12' 8" x 11' 3" (3.86m x 3.43m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

BEDROOM 4 REAR 12' 8" x 11' 4" (3.86m x 3.45m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

BATHROOM 8' 0" x 7' 9" (2.44m x 2.36m): PVCu double glazed window to side aspect. Low voltage downlights inset. Modern white suite comprising low level W.C., pedestal wash hand basin and freestanding bath with chrome freestanding mixer tap. Recessed shower cubicle housing a mains fed shower. Chrome centrally heated towel radiator. Oak effect tiled floor.

BEDROOM 5 FRONT 10' 9" x 10' 7" (3.27m x 3.22m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

FRONT : Wide entrance to extensive block paved driveway providing parking for numerous vehicles.

INTEGRAL DOUBLE GARAGE 19' 4" x 19' 2" (5.89m x 5.84m): Electronically operated up and over door. Power and light.

REAR : Adjacent to the rear of the property and spanning the full width is an Indian stone paved terrace which opens out to one side creating a raised seating area, beyond which are enclosed lawned gardens with shrub borders. To one side is an enclosed area laid with Indian paving and gated access to the front. Cold water tap.

SERVICES : All mains services are connected.

TENURE : Freehold (subject to solicitors verification).

VIEWING : Strictly by appointment through the sole letting and managing agent **TIMOTHY A BROWN**.

AGENTS NOTE : Under the Estate Agents Act 1979 we disclose to any prospective tenant that this property is being let on behalf of a person associated with Timothy A Brown Estate Agents.

LOCAL AUTHORITY: Cheshire East Council **TAX BAND**: G

DIRECTIONS: Opposite the town hall turn right into Canal Street which in turn becomes Canal Road. Proceed up Canal Road for approximately half a mile and pass over the railway bridge taking the third right into Boundary Lane where the property will be found approximately half way down on the right hand side opposite Mossley Primary School.

