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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
40a, Brook Street CONGLETON CW12 1RH	Energy rating D	Valid until: 20 February 2028 Certificate number: 8408-7729-5650-5548-1902
Property type	Semi-detached house	
Total floor area	109 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://find-energy-certificate.service.gov.uk/energy-certificate/8408-7729-5650-5548-1902?print=true>

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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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40a Brook Street
Congleton, Cheshire CW12 1RH

Selling Price: £255,000

- THREE DOUBLE BEDROOM EXTENDED SEMI DETACHED HOME
- SUPERB LIVING DINING KITCHEN
- SEPARATE LARGE LOUNGE
- FOUR PIECE BATHROOM
- IMPRESSIVE GROUNDS
- EXTENSIVE DRIVEWAY WITH PARKING FOR SEVERAL CARS
- CLOSE TO TOWN CENTRE & AMENITIES
- NO CHAIN

A surprisingly spacious, attractive, three double bedroom extended semi-detached property, which boasts well-presented accommodation, along with generous grounds and with an extensive tarmac frontage offering parking for many vehicles.

There is a superb 21' x 17'10" living/dining/kitchen at the front of the house. The 17'10" x 15'6" lounge spans the rear of the property, which is a real treat backing on to the lovely garden.

Attractive spindle stairs take you up to a large landing with wall to wall built in storage cupboards - a most useful feature. There are three double bedrooms, and bedrooms one and two have recessed built in wardrobes. There is a refitted four-piece bathroom, with oak fronted cabinets, a bath and a separate shower cubicle. The grounds are impressive too.

The frontage comprises a valuable extensive tarmac driveway with block edging, enabling parking for many vehicles. A covered side storage passage gives gated access to the internal side entrance hall and further gated access leads to the rear garden. Presented in three usable stages the rear garden comprises a large patio adjacent to the property, a lawned section and an attractive summerhouse with patio surround. A hidden lower garden area houses a workshop/office.

The property enjoys a non-estate location located on the fringe of Congleton Town Centre. Access to the many local amenities are easily accessible such as Congleton's award-winning park, the Paddling Pool, Theatre and Leisure Centre. Access to the Biddulph Valley Way is opposite the property. This is a formed track where you can walk, cycle or run in to the glorious Cheshire open Countryside for miles. Brook Street links easily to all major routes and is favourable for those travelling in the Macclesfield/Leek direction.

The accommodation briefly comprises
(all dimensions are approximate)

SIDE ENTRANCE HALL : Part glazed external door. Central heating radiator with decorative covering. Tiled floor. Part glazed pine panel doors to the lounge and living dining kitchen. Pine panel door to a recessed built in cloaks cupboard.

LIVING/DINING/KITCHEN 17' 10" x 21' 0" (5.43m x 6.40m): Amazing open plan living/ dining /kitchen, the ideal space for the whole family to get together. Clearly defined areas with a sociable central large breakfast bar. The whole floor area is tiled for easy living and the living dining area are arranged in an L configuration with the comprehensive kitchen suite opposite. There are two large PVCu double glazed windows to the front and one to the side. The gas combi ceiling boiler is housed in a pantry store cupboard. There are two central heating radiators. The kitchen comprises modern beech wood effect Shaker style units and work surfaces. There is a slot in cooker, space and plumbing for a washing machine and dishwasher. Integrated sink and drainer unit and stone effect tiled splashbacks. The island breakfast bar houses a base storage unit plus space for a fridge and a freezer.

LOUNGE 17' 10" x 12' 2" (5.43m x 3.71m): PVCu double glazed window and feature sliding patio door with views over the attractive rear garden. Spindle staircase to the first floor. Feature

fireplace contemporary electric fire suite, polished granite back and hearth and oak style surround. Central heating radiator.

FIRST FLOOR LANDING 9' 4" x 5' 0" (2.84m x 1.52m): Spacious landing with feature wall to wall built in storage units. Pine panel doors to the bedrooms and bathroom.

BEDROOM 1 10' 4" x 12' 0" (3.15m x 3.65m): PVCu double glazed window to the rear aspect with pleasant wooded rear view. Oak wood style floor. Central heating radiator. Built in wardrobes which are recessed in to over the stairs.

BEDROOM 2 13' 5" x 8' 11" (4.09m x 2.72m): PVCu double glazed window to the front aspect. Central heating radiator. Built in wardrobes recessed in to over the stairs. 13 Amp power points.

BEDROOM 3 10' 3" x 8' 6" (3.12m x 2.59m): PVCu double glazed window to the front aspect. Oak wood style flooring. Central heating radiator. 13 Amp power points.

BATHROOM 9' 0" x 7' 1" (2.74m x 2.16m): Fitted white 4 piece modern bathroom suite comprising: feature themed oak wood Shaker style cabinets housing a wash basin with chrome mono block mixer tap and a concealed cistern W.C. with button flush; bath with oak side panel and Centre mounted chrome mixer filler taps; quadrant shower cubicle with quality Mira thermostat mixer shower with large over head soaker and separate hand held shower rose; large contemporary bevel edge brick tiling to walls; slate tile effect floor; feature oak window sill under a PVC frosted double glazed window; chrome ladder heated towel radiator; recessed ceiling down lights.

Outside :

WORKSHOP/OFFICE 8' 8" x 7' 0" (2.64m x 2.13m): Power and light.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 1RH

