

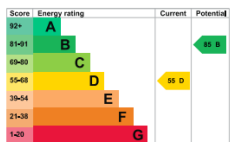


Energy performance certificate (EPC)	
2 Astbury Marsh Newcastle Road Astbury CONGLETON CW12 4HP	Energy rating: D Valid until: 22 February 2034 Certificate number: 6034-7222-5300-0362-6226

Property type	Semi-detached house
Total floor area	82 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-tenancy-property-minimum-energy-efficiency-standards-landlord-guidance).

Energy rating and score
This property's energy rating is D. It has the potential to be B.
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.



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 Email: contact@timothyabrown.co.uk

2 Astbury Marsh
Newcastle Road, Astbury,
Congleton, Cheshire CW12 4HP

Offers in the Region Of

- COSY, RENOVATED THREE BEDROOM SEMI DETACHED COTTAGE
- TWO RECEPTION ROOMS
- NEWLY INSTALLED FITTED KITCHEN
- MODERN SHOWER ROOM
- FULLY DOUBLE GLAZED & OIL FIRED CENTRAL HEATING
- PARKING FOR ONE VEHICLE. POTENTIAL TO CREATE 2nd PARKING SPACE
- COURTYARD & LAWNED GARDEN TO REAR
- ASTBURY VILLAGE LOCALITY

*****NO CHAIN*** TOWN OR COUNTRY. YOU'VE THE BEST OF BOTH WORLDS WITH THIS COSY RENOVATED COTTAGE POSITIONED WITHIN THE MOST ATTRACTIVE ASTBURY VILLAGE.**

Shared driveway with parking for one vehicle. Potential to create a second parking space. Long lawned garden and enclosed courtyard to the rear. The cottage is fully double glazed with oil fired central heating. Entrance porch, reception hall, lounge, dining room, NEWLY INSTALLED fitted kitchen. THREE bedrooms (TWO DOUBLES AND ONE SMALL SINGLE) and modern shower room.

The Astbury community is served by the highly commended Astbury St Mary's Church of England Primary School, Astbury Golf Club (18 holes, plus pro-shop and fine clubhouse), the Glebe Farm rural shops and café, and the acclaimed Egerton Arms Country Inn, with its real ales and fine food. The village is at the centre of an extensive network of safe rural walks and tracks, including the Macclesfield Canal and Mow Cop.

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 & Blues 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.

Astbury has outstanding transport and communications links :

- Immediate access to A34 and the 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.
- Astbury 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.
- 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)

ENTRANCE : Composite panelled and double glazed front door with matching side panel to:

PORCH : Single panel central heating radiator. Tiled floor. Panelled wood door to:

HALL 9' 0" x 7' 0" (2.74m x 2.13m): Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

LOUNGE 12' 0" x 11' 7" (3.65m x 3.53m): PVCu double glazed bay window to front aspect. Low voltage downlighters inset. Plate rack. Single panel central heating radiator. 13 Amp power points. Exposed brick built fireplace with open coal fire with stone hearth. Large squared off opening to:

DINING ROOM 11' 6" x 7' 11" (3.50m x 2.41m): Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. PVCu french doors to rear courtyard.

KITCHEN 13' 5" x 9' 0" (4.09m x 2.74m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of modern eye level and base units in 'off white' having oak effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4 ring electric hob with electric oven/grill below with stainless steel extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. 13 Amp power points. Cupboard housing Firebird oil fired central heating boiler. Quarry tiled floor. Composite door with double glazed centre panel to rear courtyard.

First Floor :

LANDING : L shaped. PVCu double glazed window to rear aspect. Single panel central heating radiator. Cupboard housing lagged hot water cylinder.

BEDROOM 1 FRONT 12' 1" x 11' 7" (3.68m x 3.53m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.



BEDROOM 2 REAR 10' 5" x 9' 0" (3.17m x 2.74m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 7' 4" x 6' 0" (2.23m x 1.83m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Deep recessed overstairs store cupboard.

SHOWER ROOM 8' 1" x 6' 6" (2.46m x 1.98m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin and large shower cubicle with glass screen and sliding door with Triton electric shower. Double panel central heating radiator.

OUTSIDE :

FRONT : Path to front door and lawned garden area. Shared driveway access with number 3 leading to the rear of the property.

REAR : Courtyard area. Shared driveway & parking for one car. Lawned garden enclosed with timber fencing.

TENURE : Freehold (subject to solicitors 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: C

DIRECTIONS: SATNAV CW12 4HP

