

Energy performance certificate (EPC)

13, Windsor Place CONGLETON CW12 3ET	Energy rating B	Valid until: 26 April 2028 Certificate number: 2638-2041-7344-5978-7964
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Property type	Mid-terrace house
Total floor area	145 square metres

Rules on letting this property

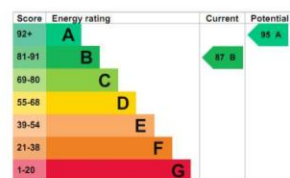
Properties can be let if they have an energy rating from A to E.

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://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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.](#)



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



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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13 Windsor Place
Congleton, Cheshire CW12 3ET

Selling Price: £387,500

- STUNNING 3 BED 3 STOREY TOWN HOUSE
- HIGH SPECIFICATION - LOW ENERGY
- MODERN DESIGN OPEN PLAN LIVING TO INCLUDE LOUNGE/DINING ROOM/KITCHEN/ORANGERY
- CLOAKROOM, UTILITY, FAMILY BATHROOM AND EN SUITE
- APPROXIMATELY 1,541 SQFT
- PRIVATE DRIVEWAY FOR 2 CARS & LANDSCAPED SOUTH FACING GARDENS
- EXCLUSIVE CUL DE SAC DEVELOPMENT

FOR SALE BY PRIVATE TREATY (Subject to contract)

STUNNING 3 BED 3 STOREY HOME. LANDSCAPED REAR GARDEN WITH ARTIFICIAL GRASS & DECKING.

Park Pavilion is an exclusive collection of 12 beautifully crafted family homes situated in a secluded setting overlooking the Cheshire Plain. Positioned within the Park Lane Conservation area these high specification, uniquely designed properties offer the quintessential setting for suburban family life.

Safety & Security

- Mains and battery powered smoke detector.
- Window locks to all windows.

Mechanical & Electrical

- LED down lighters to ground floor / hallway / bathroom.
- Feature pendant lights to kitchen
- Brushed stainless steel switches & sockets. Pre-wired phone socket.
- Pre-wired digital TV aerial.
- Gas central heating throughout.
- Underfloor heating throughout ground floor.
- Thermostatically controlled radiators to all rooms to the upper floors.

Decoration

- All walls & ceiling finished in matt emulsion.
- Internal doors painted in satin white.
- All ironmongery brushed stainless steel.

General

- Double glazed PVCu windows.
- Solid front door.
- Bi-fold aluminium doors and orangery to south facing gardens.
- High levels of cavity & loft thermal insulation.
- Residue of 10 year insurance backed CRL build warranty.

Situated just off the sought after Park Lane, Park Pavilion is conveniently situated a few minutes from the town centre shops and restaurants, Congleton Park, the leisure centre and the railway station, which offers connections to national networks and frequent expresses to London and Manchester.

Congleton boasts excellent transport links to the North West. Park Pavilion 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. The development also lies only a 10 minute walk from Congleton train station which is located on the West

Coast main line. This benefits from hourly direct services to Manchester City Centre within 40 minutes and Stoke on Trent within 15 minutes.

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. The 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.

The accommodation briefly comprises:
(all dimensions are approximate)

PORCH :

HALL 11' 5" x 3' 7" (3.48m x 1.09m):

LOUNGE/DINING ROOM/KITCHEN 35' 4" x 11' 5" (10.76m x 3.48m): Contemporary kitchen featuring handleless kitchen doors. Soft closers to all units and drawers. Quartz solid worktop. NEFF Oven. Extractor. NEFF Induction Hob. NEFF integrated dishwasher. Integrated fridge. Integrated freezer. NEFF integrated microwave. Wine cooler. One and a half bowl recessed sink. Breakfast bar. Internal cutlery and pan storage. Tiled floor. Fully tiled splashback. RAIS Rina Danish log effect gas stove with comfort remote control.

ORANGERY 15' 0" x 6' 2" (4.57m x 1.88m): Tiled Floor.

UTILITY :

W.C. :

First Floor :

BEDROOM 2 15' 1" x 12' 10" (4.59m x 3.91m): PVCu double glazed window to front aspect.

BEDROOM 3 15' 1" x 12' 2" (4.59m x 3.71m): PVCu double glazed window to rear aspect.

BATHROOM 7' 10" x 7' 10" (2.39m x 2.39m): Villeroy and Boch white sanitary ware. Chrome complementary brassware. Electric shaver point. Shower over bath. Half height tiling to bathroom. Tiled floor. Rainforest style shower head. Polished chrome towel radiator.

Second Floor :

BEDROOM 1 20' 8" x 11' 6" (6.29m x 3.50m): Door to walk in cupboard with Glow-Worm gas central heating boiler.

DRESSING AREA 10' 2" x 7' 10" (3.10m x 2.39m):

EN SUITE 8' 6" x 6' 7" (2.59m x 2.01m): Villeroy and Boch white sanitary ware. Chrome complimentary brassware. Full tiling to shower enclosure. Slim-line shower trays to en-suite. Frameless shower screen. Polished chrome towel radiators.

Outside :

FRONT : External lighting. Fully landscaped. Double length block paviour driveway.

REAR : South Facing gardens with artificial grass and decking.

TENURE : Freehold. Service charge £300 per annum.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 3ET

