



Energy performance certificate (EPC)		
42 Cumberland Road CONGLETON CW12 4PH	Energy rating D	Valid until: 27 June 2033 Certificate number: 6395-2818-8186-2727-5879
Property type	Semi-detached house	
Total floor area	63 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 assessments		
https://www.gov.uk/guidance/domestic-energy-ratings-minimum-energy-efficiency-standard-landlords		
Energy rating and score		
This property's current energy rating is D. It has the potential to be C.		The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency.		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 50		

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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42 Cumberland Road
Congleton, Cheshire CW12 4PH

Offers in the Region Of £280,000

- WELL PRESENTED 3 BEDROOM SEMI DETACHED HOME
- OPEN PLAN LOUNGE THROUGH DINING ROOM
- FITTED KITCHEN & CONSERVATORY
- MODERN FAMILY BATHROOM
- SINGLE GARAGE/WORKSHOP
- AMPLE PARKING FOR APPROX 3 CARS
- ENCLOSED REAR GARDEN
- SOUGHT AFTER AREA OF WEST HEATH

Timothy A Brown are delighted to offer to the market this wonderfully presented and well laid out 3-bedroom semi-detached family home.

Where do we even start with this one! Ample parking, a good sized garage/workshop, and a charming low maintenance rear garden before we even get through the front door! Entering through the main entrance, we find a good sized hallway leading to the modern and contemporary feeling interior, consisting of an open plan lounge through to dining room. Fitted kitchen plus conservatory to the ground floor. To the second floor we find the 3 bedrooms and modern family bathroom. A beneficial amount of storage is also present throughout the property.

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, 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.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct.

Congleton boasts excellent transport links to the North West. Black Firs Park 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. Manchester International Airport is only 17 miles away, and the property also lies within only a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston. The area has recently been further enhanced with the completion of the new Congleton link road completed in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

****Call and arrange your viewing today to avoid disappointment****

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL 12' 3" x 5' 11" (3.73m x 1.80m): Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Door to under stairs storage. Phone point.

LOUNGE 12' 0" x 11' 11" (3.65m x 3.63m) plus bay: PVCu double glazed bay window to front aspect. Coving to ceiling. Feature fireplace with gas fire and in built mood lighting. Single panel central heating radiator. 13 Amp power points. TV point.

DINING ROOM 11' 6" x 7' 5" (3.50m x 2.26m) max: Coving to ceiling. Timber framed sliding doors to conservatory. Single panel central heating radiator. 13 Amp power points.

KITCHEN 10' 4" x 10' 3" (3.15m x 3.12m): PVCu double glazed windows and door to rear aspect. Low level downlighters inset. Range of eye level and base units. 4 ring integrated gas hob with double oven/grill below and extractor hood over. Integrated dishwasher. Space for washing machine. Inset sink with drainer and mixer tap. Tiled and mirrored splashbacks. Under counter and floor level lighting.

CONSERVATORY 8' 11" x 8' 8" (2.72m x 2.64m): PVCu double glazed windows and patio doors to rear. Fitted ceiling fan. Single panel central heating radiator.

First Floor :

LANDING 8' 10" x 5' 5" (2.69m x 1.65m): Low voltage downlighters in set. Coving to ceiling. PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Door to airing cupboard.

BEDROOM 1 FRONT 12' 1" x 10' 1" (3.68m x 3.07m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Coving to ceiling. Fitted wardrobes. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 10' 4" x 10' 0" (3.15m x 3.05m) plus recess: PVCu double glazed window to rear aspect. Low voltage downlighters inset. Coving to ceiling. Fitted wardrobes and dressing table vanity unit. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 8' 10" x 7' 11" (2.69m x 2.41m): PVCu double glazed window to front aspect. Hatch to access roof space. Coving to ceiling. Storage cupboard. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 9" x 5' 5" (2.36m x 1.65m): PVCu double glazed frosted window to rear aspect. Low voltage downlighters inset. Low level W.C. Wash hand basin with mixer tap. Panelled bath with electric shower over. Single panel central heating radiator. Extractor fan.

Outside :

FRONT : Brick laid driveway with parking for approx. 3 cars. Gate to rear.

GARAGE 25' 9" x 10' 1" (7.84m x 3.07m): Workshop with power and light. Built in storage cupboards. Personal door access into rear garden.

REAR : Enclosed rear garden with patio and lawned areas. Side gate to front.

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

TENURE : Freehold (subject to solicitor's verification).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 4PH

