

Energy performance certificate (EPC)

17, Oakworth Close CONGLETON CW12 4UU	Energy rating D	Valid until: 29 April 2028
		Certificate number: 0146-2830-6748-9378-8911

Property type	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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 D. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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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17 Oakworth Close
Congleton, Cheshire CW12 4UU

Selling Price: £325,000

- GENEROUS DETACHED FAMILY HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- FAMILY BATHROOM. EN-SUITE TO MASTER BEDROOM
- LANDSCAPED GARDENS WITH LARGE SUMMERHOUSE
- EXTENSIVE DRIVEWAY
- CUL DE SAC POSITION ON THE HIGHLY REGARDED WOODLAND PARK DEVELOPMENT
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO CHAIN****

****WATCH OUR ONLINE 360 DEGREE VIRTUAL TOUR****

A MODERN THREE BEDROOM DETACHED FAMILY HOME OF GENEROUS PROPORTIONS, WITH LANDSCAPED GARDENS AND EXTENSIVE DRIVEWAY. CUL DE SAC POSITION ON THE HIGHLY REGARDED WOODLAND PARK DEVELOPMENT. EASY REACH TO TOWN CENTRE AND IDEAL FOR COMMUTERS TO MANCHESTER, MACCLESFIELD AND STAFFORDSHIRE.

Entrance hall. Cloakroom. Spacious lounge. Playroom/Office/Snug. Modern kitchen. Galleried landing. Three bedrooms. En suite and family bathroom. Enclosed landscaped gardens. LARGE SUMMERHOUSE, ideal as WORK FROM HOME OFFICE. Extensive driveway.

Why you'll like it...

Discreetly positioned, with a triple width driveway, this modern family home is just ready and waiting for the lucky new owner. It is positioned on the fringe of the highly regarded Woodlands Development with the recently opened, fine dining restaurant, The Orange Tree, just a few minutes walk away and located conveniently for the town centre, which offers its array of shops, bars and restaurants with Congleton Retail Park within walking distance offering national retailers to include Marks &

Spencer Food and Tesco, Halfords and Home Bargains to name but a few. Virtually immediate access on to the main arterial route to the M6 Motorway, which lies 6 miles to the west, and Manchester International Airport is approximately 17 miles north, again easily accessed by road.

Through the front door you pass through the spacious reception hall, with cloakroom off, and staircase to the first floor. Doorways off the hall lead in turn to the main sitting room, modern dining kitchen, and the converted garage which now serves as an additional reception room.

Bedrooms and bathrooms.....The galleried landing delivers you to the three bedrooms, the master complemented with an en suite shower room and finally the family bathroom fitted with a crisp white suite.

Outside.....The rear gardens are well enclosed and landscaped with generous areas of Indian stone terrace and artificial lawns. Practically is an extensive triple width driveway to the front.

The accommodation briefly comprises:
(all dimensions are approximate)

COVERED PORCH : Pitched canopy entrance porch with timber pillar on brick dwarf wall with quarry tiled floor. Panelled front door with leaded and glazed upper panel.

RECEPTION HALL 7' 5" x 5' 10" (2.26m x 1.78m) : Coving to ceiling. 13 Amp power points. Central heating thermostat. Wall mounted contemporary space saver radiator. Stairs to first floor. Door to:

CLOAKROOM : PVCu double glazed window to side aspect. White suite comprising low level W.C. and cantilevered wash hand basin. Single panel central heating radiator. Oak effect floor.

PLAYROOM/OFFICE/SNUG (FORMER GARAGE) 15' 10" x 8' 2" (4.82m x 2.49m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear aspect.

SITTING ROOM 15' 0" x 9' 9" (4.57m x 2.97m) : PVCu double glazed box bay window to front aspect. PVCu double glazed window to side aspect. Coving to ceiling. 13 Amp power points. Double panel central heating radiator. Television aerial point.

L SHAPED DINING KITCHEN 16' 1" x 14' 1" (4.90m x 4.29m) : Two PVCu double glazed windows to rear aspect. Coving to ceiling. Range of beech effect eye level and base units with marble effect roll edge formica preparation surfaces over incorporating stainless steel single drainer sink unit inset. Built-in 4-ring gas hob having electric oven/grill below and integrated extractor hood over. 13 Amp power points. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Cupboard housing Glowworm central heating boiler. Matt stone effect tiled floor. Understairs cupboard. Panelled and double glazed door to outside.

First Floor :

GALLERIED LANDING : PVCu double glazed window to rear aspect. 13 Amp power points. Single panel central heating radiator. Airing cupboard with lagged hot water cylinder and immersion heater. Doors to principal rooms. Access to roof space.

BEDROOM 1 FRONT 10' 5" x 9' 10" (3.17m x 2.99m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Two built-in wardrobes with glazed mirror sliding doors. Television aerial point.

EN SUITE SHOWER ROOM 5' 0" x 4' 8" (1.52m x 1.42m) : PVCu double glazed opaque window to side aspect. White suite comprising: low level W.C., pedestal wash hand basin and separate shower cubicle housing a mains fed shower. Extractor

fan. Single panel central heating radiator. Shaver point. Tiled to splashbacks and shower area.

BEDROOM 2 FRONT 10' 3" x 8' 9" (3.12m x 2.66m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Door to built-in wardrobe. Television aerial point.

BEDROOM 3 REAR 9' 2" x 7' 6" (2.79m x 2.28m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 9" x 5' 6" (2.66m x 1.68m) : PVCu double glazed opaque window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with Triton electric shower. Tiled to half height to two walls. Single panel central heating radiator. Extractor fan. Oak effect floor.

Outside :

FRONT : Triple width driveway laid to Indian stone and tarmac providing parking for at least 3 vehicles.

REAR : Extensively laid to grey Indian stone creating an excellent entertaining and outside dining area with a raised play area laid with artificial grass. Timber garden shed measuring 8'0"x7'10" Gated access to front via both sides. Cold water tap.

TIMBER SUMMERHOUSE 13' 7" x 7' 3" (4.14m x 2.21m) : Insulated and boarded. Power and light.

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

TENURE : Freehold (subject to solicitors verification).

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

TAX BAND: D LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 4UU

