



Energy performance certificate (EPC) - For an energy rating: B

21 Falcon Drive Congleton CW12 3UJ	Energy rating: B	Valid until: 10 December 2032
Property type: Semi-detached house	Certificate number: 8355 4871 4616 02634561	
Total floor area: 85 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/energy-ratings-for-private-property-energy-efficiency-savings-schemes](#)

Energy rating and score

This property's current 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 and 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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21 Falcon Drive
Congleton, Cheshire CW12 3UJ

Selling Price: £295,000

- NEARLY NEW SEDDONS HOME
- THREE BEDROOMS, BATHROOM & EN SUITE
- HIGH SPEC INTERIOR
- GENEROUS REAR LAWNED GARDEN
- DOUBLE WIDTH DRIVEWAY
- WALKING DISTANCE OF TOWN CENTRE
- OPEN COUNTRYSIDE ON ITS DOORSTEP
- NO CHAIN

Falcon Rise in Congleton, is a stunning, semi rural development of highly specified 1,2,3 and 4 bedroom homes. We are proud to present one of the most highly sought after design of properties boasting an excellent and generous plot size.

This is a practical and well designed, semi-detached home with three bedrooms and DOUBLE WIDTH parking space. Downstairs, the light-filled lounge with large picture window and walk-in bay window is located at the front of the property. To the back of the property, the kitchen/dining area looks out onto the enclosed lawned fenced garden, with French doors adding to the light and spacious feel of this family room. There is also a useful utility and discreet downstairs WC.

On the first floor are three bedrooms, two of which are double bedrooms, including a generous master with luxurious en suite, complete with heated towel rail and rainfall shower. There is a further single bedroom, which is benefited by a compact storage cupboard. Finally, a stylish family bathroom – also with heated towel rail – and an additional handy storage cupboard completes this floor. All bathrooms are fitted with contemporary white sanitaryware by Ideal Standard.

You enter through the front door to the main entrance hall with staircase facing you to the first floor. A separate lounge is found to the front. Spanning to the majority width of the property is

Outside and to the front is the DOUBLE WIDTH driveway for two cars. To the rear are the landscaped gardens, safely enclosed being mainly laid to lawn with terrace seating area and subtle planting

Congleton boasts excellent transport links to the North West. Falcon Drive is only a 15 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.

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. 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)

FEATURE CANOPY PORCH : High security steel skinned panelled door with double glazed upper panels to:

HALL : Single panel central heating radiator. 13 Amp power points. Grey oak effect Amtico flooring. Stairs to first floor.

LOUNGE 14' 3" x 13' 9" (4.34m x 4.19m): PVCu double glazed window to front aspect and PVCu double glazed walk-in bay window to side aspect . Single panel central heating radiator. 13 Amp power points. Television aerial point. Understairs store cupboard.

DINING KITCHEN 13' 5" x 10' 9" (4.09m x 3.27m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern matt wood effect eye level and base units in white, having marble effect preparation surface over with stainless steel single drainer sink unit inset with chrome mixer tap. Built in stainless steel 4 ring gas hob with electric oven/grill below with stainless steel extractor canopy over. Integrated fridge/freezer. Integrated dishwasher. Double panel central heating radiator. 13 Amp power points. Ceramic floor tiles. PVCu double glazed French doors to rear garden.

UTILITY AREA 5' 4" x 4' 0" (1.62m x 1.22m): Marble effect preparation surface with space and plumbing for washing machine. Ceramic floor tiles.

CLOAKROOM : White suite comprising: Low level W.C. with concealed cistern and wall hung wash hand basin. Single panel central heating radiator. Ceramic floor tiles.

First Floor :

GALLERIED LANDING : Spindled balustrade with oak handle rail. 13 Amp power points. Access to roof space. Airing cupboard housing Ideal logic combi boiler.

BEDROOM 1 FRONT 10' 8" x 9' 8" (3.25m x 2.94m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 7' 7" x 4' 6" (2.31m x 1.37m): Low voltage downlighters inset. Extractor fan. Modern white suite comprising: Low level W.C. with concealed cistern and pedestal wash hand basin with chrome mixer tap. Large double sized shower cubicle housing a mains fed shower with glass sliding door and grey feature tiles. Grey oak effect Amtico flooring.

BEDROOM 2 REAR 10' 8" x 10' 0" (3.25m x 3.05m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 7' 4" x 6' 10" (2.23m x 2.08m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Overstairs store cupboard.

BATHROOM 6' 10" x 5' 7" (2.08m x 1.70m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extractor fan. Modern white suite comprising: Low level W.C. with concealed cistern and pedestal wash hand basin. Panelled bath. Feature tiles to splashbacks. Chrome centrally heated towel radiator. Grey oak effect Amtico flooring. Shaver point.

Outside :

FRONT : Double width tarmac driveway for two cars.

SIDE : Lawned area. Path leading to gated access to rear

REAR : Extensive paved terrace seating area beyond which are lawned gardens, all encompassed with timber lapped fencing. Cold water tap. Access to the front. External lighting.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV CW12 3UJ

