



Energy performance certificate (EPC)	
71 Ennerdale Drive CONGLETON CW12 4FJ	Energy rating: C
Valid until: 15 July 2034	Certificate number: 9462-3040-9203-9734-0204

Property type	Detached house
Total floor area	109 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 C. It has the potential to be C.

[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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71 Ennerdale Drive
Congleton, Cheshire CW12 4FJ

Selling Price: £419,950

- FOUR BEDROOM DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- FITTED KITCHEN & UTILTIY ROOM
- BATHROOM & EN-SUITE TO MASTER BEDROOM
- INTEGRAL DRIVEWAY & DOUBLE WIDTH DRIVEWAY
- ENCLOSED REAR GARDEN
- QUIET CUL DE SAC POSITION IN POPULAR RESIDENTIAL AREA

FOR SALE BY PRIVATE TREATY (Subject to contract)

Timothy A Brown are delighted to offer to the market a detached home located in the corner of a quiet cul-de-sac, in a 0.09-acre plot, with woodland backdrop on the very sought after Ennerdale Drive development.

The property is constructed of cavity brick elevations and timber framed double glazed windows under a tile roof. It has gas fired central heating and also solar panels to the roof.

The home comprises open porch, hall, cloakroom/W.C., lounge, separate dining room with patio windows, fitted kitchen and utility room to the ground floor. At first floor level it has four bedrooms, the master having fitted furniture and en-suite and completing the accommodation is a family bathroom.

Externally, to the front is a double width tarmac driveway with lawn to side and terminating at the garage. There are gated paths either side of the property leading to the rear garden which is larger than many others on the development and has a patio leading onto lawn with raised flower bed and shrub borders.

Enjoying a quiet end of cul-de-sac location on the distinguished Ennerdale Drive development and lying on the fringe of Astbury Mere Water Park, which offers an oasis, attracting an abundance of nature and wildlife, and is an excellent environment for families to enjoy pursuits such as cycling, lakeside walks and watersports.

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.

Congleton has outstanding transport and communications links :

- Immediate access to A34 and the new 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.
- Congleton 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 Stoke on Trent.



The accommodation briefly comprises:

(all dimensions are approximate)

OPEN PORCH : Front glazed door to:

HALL : Coving to ceiling. Radiator. 13 Amp power points. Stairs with cupboard below. Engineered oak flooring. Doors to principal rooms.

CLOAKROOM W.C. : Opaque window. Low level W.C. set in unit incorporating wash hand basin. Radiator. Half tiled walls. Engineered oak floor.

LOUNGE 16' 0" x 12' 0" (4.87m x 3.65m) max into box bay: Double glazed box bay window to front aspect. Coving to ceiling. Feature fireplace (gas fire not connected). Radiator. 13 Amp power points. TV point. Double doors to:

DINING ROOM 11' 0" x 8' 5" (3.35m x 2.56m): Coving to ceiling. Sliding patio doors to rear garden. Radiator. 13 Amp power points. Door to:

KITCHEN 13' 0" x 8' 4" (3.96m x 2.54m): Double glazed window to rear aspect. White fitted eye level and base units with roll edge laminated surfaces. Tiled splashbacks. Stainless steel single drainer sink unit inset. Bosch gas hob with extractor hood over. Split level Bosch double oven. Space for fridge and freezer. Radiator. 13 Amp power points. Door to hall.

UTILITY 6' 5" x 5' 5" (1.95m x 1.65m): Eye level and base units matching the kitchen with inset stainless steel single drainer sink unit. Space and plumbing for washing machine and tumble dryer. Half height tiled walls and splashback. 13 Amp power points. Engineered oak flooring. Vaillant gas central heating boiler. Door to outside.

First Floor :

LANDING : Access to roof space. Door to linen cupboard. Doors to bedrooms and bathroom.

BEDROOM 1 FRONT 14' 10" x 11' 0" (4.52m x 3.35m) max: Double glazed window to front aspect. Fitted bedroom suite comprising fitted wardrobes, dressing table and bedside lockers. Radiator. 13 Amp power points.



EN-SUITE : Opaque window to side. Shower enclosure. W.C. and wash hand basin set in vanity unit. Half tiled walls. Radiator.

BEDROOM 2 FRONT 11' 3" x 11' 1" (3.43m x 3.38m): Double glazed window to front aspect. Radiator. 13 Amp power points.

BEDROOM 3 REAR 11' 4" x 8' 0" (3.45m x 2.44m): Double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 4 REAR 6' 11" x 8' 5" (2.11m x 2.56m): Double glazed window to rear aspect. Radiator. 13 Amp power points.

BATHROOM : Opaque window to rear. Panelled bath with mixer shower tap and screen over. Wash hand basin and W.C. set in vanity unit. Shaver point. Half height tiled walls. Radiator.

Outside :

FRONT : Open plan layout laid to lawn with shrubs and trees. Double width tarmac driveway terminating at the garage.

SIDE : Paths and gates either side of the property.

REAR : Attractive rear garden being fully enclosed with a woodland backdrop beyond, having patio area, lawn, raised flower beds and mature shrubs and trees.

GARAGE 15' 4" x 8' 3" (4.67m x 2.51m) internal measurements: Up and over door. Power and light. Water tap.

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

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:** E

DIRECTIONS: SATNAV CW12 4FJ

