



10/07/2024, 10:21 Energy performance certificate (EPC) - Print an energy certificate - 1007104

Energy performance certificate (EPC)	
1. Current this certificate (EPC) is for:	<b>B</b>
Energy rating:	27 July 2024
Property type:	Detached house
Total floor area:	133 square metres
Certificate number:	6520-1032-6308-1008-6326

**Rules on letting this property**  
Properties can be let if they have an energy rating from A to E.  
You can need guidance for landlords on the regulations and exemptions  
<https://www.gov.uk/guidance/landlord-energy-efficiency-guidance>

**Energy rating and score**  
The graph shows this property's current and potential energy rating.  
This property's energy rating is B. It has the potential to be A.  
Properties get a rating from A (best) to G (worst) and an 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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**1 Lomas Way**  
Congleton, Cheshire CW12 2GH

**Selling Price: £550,000**

- STUNNINGLY HIGH-SPEC DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS
- MODERN OPEN PLAN LIVING DINING KITCHEN
- SEPARATE LOUNGE, STUDY & UTILITY
- TWO EN-SUITES & FAMILY BATHROOM
- GARAGE WITH ANNEXE ROOM ABOVE
- BEAUTIFUL ENCLOSED LANDSCAPED GARDENS
- LOCATED ON THE FRINGE OF THE TOWN

## FOR SALE BY PRIVATE TREATY (Subject to contract)

This property was constructed by the reputable firm of Bloor Homes as one of its 'flag ship' properties at the sought after development known as 'Alderley Gate' on the edge of Congleton.

The property is on the edge of the development and overlooks trees to the front and has an annexe over the garage that has great potential for many uses, e.g. office / family area, with many storage cabinets. It was originally used as the sales office for the site.

Known as the 'Osterley', and over and above the high specification, the present vendors have had further upgrades fitted at a cost of over £40,000 to make this home quite unique. As a taste of the upgrades, it has internal oak doors, upgraded Bosch appliances in the kitchen, quartzite preparation surfaces, cornices, pelmets and under unit lighting to the eye level units, downlighters to the ceiling and electric blinds in the stunning open-plan living dining kitchen area. Other parts of the home have had upgraded carpets and floor coverings, curtains, Roman blinds and the bathroom and en-suites have had extra cabinets fitted, chrome heated towel radiators, chrome Hansgrohe mixer shower tap in the bathroom, extra tiling and the list goes on to include fitted wardrobes in Bedrooms 2 & 3 and Nest cameras, doorbell and thermostat.

The rear garden has been professionally landscaped, with species plants, shrubs etc and a wonderful porcelain tiled patio onto shaped lawn.

Although we have briefly mentioned above some of the attributes of this tremendous home, the only way to take it all in and appreciate it is to arrange a viewing!

With beautiful Cheshire countryside on its doorstep, and its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'. Close by is the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position to the north of Congleton allows

convenient access to the main Manchester and Macclesfield arterial routes.

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 & Blue 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 communication links :

- Immediate access to A34 and the just completed 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 railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : Composite front door to:

**HALL** : Double doors to fitted cupboard. Stairs with cupboard below having a coat rail and shelf. Doors to principal rooms.

**CLOAKROOM/W.C** : White suite comprising: Low Level W.C. and wash hand basin. Radiator. Half tiled walls.

**LOUNGE** 17' 10" x 12' 0" (5.43m x 3.65m) : PVCu double glazed window to front aspect. Radiator. 13 Amp power points. TV point.

**STUDY** 9' 9" x 11' 6" (2.97m x 3.50m) into bay : PVCu double glazed box bay window to side aspect and PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

**KITCHEN DINING LIVING AREA** 13' 9" x 21' 1" (4.19m x 6.42m) max : Open plan with three distinct areas having two PVCu double glazed French doors, two PVCu double glazed windows. Low voltage downlighters inset. The kitchen units have been upgraded to better quality units including cornices, pelmets and under unit lighting to the eye level units. Quartzite preparation surfaces. Stainless steel 1.5 undermount sink bowl inset with perforated drainer and chrome pull-out mixer tap. Bosch integrated appliances include induction hob, split level double oven, fridge freezer and dishwasher. Three radiators. 13 Amp power points.

**UTILITY** 6' 2" x 5' 10" (1.88m x 1.78m) : PVCu double glazed window to side aspect. Fitted with a range of units matching with the kitchen. Eye level unit housing gas central heating boiler. Plumbing and space for a washing machine and dryer. 13 Amp power points.

**First Floor** :

**LANDING** : Access to roof space. Door to cylinder cupboard. Doors to all rooms. 13 Amp power points.

**BEDROOM 1 FRONT** 10' 10" x 9' 9" (3.30m x 2.97m) plus door recess : PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Access to dressing area with mirror fronted sliding door wardrobes and radiator. Door to:

**EN-SUITE** : PVCu double glazed opaque window. White suite comprising: Low level W.C., wash hand basin set in vanity unit and large shower enclosure. Chrome heated towel radiator. Half tiled walls.

**BEDROOM 2 SIDE** 12' 7" x 9' 2" (3.83m x 2.79m) max : PVCu double glazed window to side aspect. Fitted wardrobes. Radiator. 13 Amp power points. Door to:

**EN-SUITE** : PVCu double glazed opaque window. White suite comprising: Low level W.C., wash hand basin set in vanity unit and large shower enclosure. Chrome heated towel radiator. Half tiled walls.

**BEDROOM 3 SIDE** 9' 9" x 9' 8" (2.97m x 2.94m) : PVCu double glazed window to side aspect. Fitted wardrobes. Radiator. 13 Amp power points.

**BEDROOM 4 SIDE** 9' 10" x 9' 1" (2.99m x 2.77m) : PVCu double glazed window to side aspect. Radiator. 13 Amp power points.

**BATHROOM** : PVCu opaque double glazed window. White suite comprising: Low level W.C., wash hand basin set in vanity unit and panelled bath with chrome Hansgrohe mixer shower tap.. Chrome heated towel radiator. Half tiled walls. Shaver point.

**Outside** :

**FRONT** : Tarmac access road leading to tarmac driveway down the side of the property terminating at the garage. Front garden set behind a low level hedge having lawn and path terminating at the front door. Outside lighting via a timing system fitted under the eaves of the annexe room.

**REAR** : Beautifully maintained and professionally landscaped to provide a functional but well balanced lawn garden with porcelain flags. Outside lighting via a timing system. External power sockets.

**GARAGE** 15' 9" x 8' 6" (4.80m x 2.59m) internal measurements : Up & over door. Power and light. Composite door to rear of garage with stairs leading up to:

**ANNEXE ROOM** 16' 2" x 16' 8" (4.92m x 5.08m) : Originally the sales office when the development was being built. Could potentially be used to run a multitude of small office based businesses. PVCu double glazed window. Heater. 13 Amp power points. Storage cabinets. Door to:

**W.C.** : White suite comprising: Low level W.C. and wash hand basin. Tiled floor.

**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**.

**TAX BAND**: F **LOCAL AUTHORITY**: Cheshire East Council

**DIRECTIONS**: SATNAV CW12 2GH

