

**Energy Performance Certificate** HM Government

16 Windsor Place, CONGLETON, CW12 3ET  
 Dwelling type: Semi-detached house Reference number: 0095-3875-7445-9126-6115  
 Date of assessment: 27 April 2018 Type of assessment: SAP - new dwelling  
 Date of certificate: 27 April 2018 Total floor area: 145 m<sup>2</sup>

Use this document for:  
 \* Compare current ratings of properties to see which properties are more energy efficient  
 \* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,410
Over 3 years you could save:	£ 140

Estimated energy costs of this house			
Current costs	Potential costs	Potential future savings	You could save £ 140 over 3 years
Lighting	£ 240 over 3 years	£ 240 over 3 years	
Heating	£ 850 over 3 years	£ 650 over 3 years	
Hot Water	£ 310 over 3 years	£ 210 over 3 years	
<b>Totals</b>	<b>£ 1,410</b>	<b>£ 1,100</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances, like TVs, computers and cookers, and electricity generated by microgeneration.

**Energy Efficiency Rating**

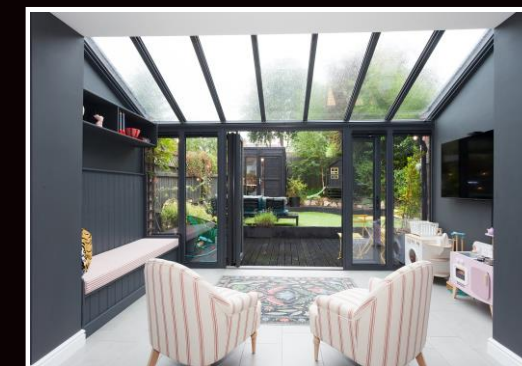
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 5. The average energy efficiency rating for a dwelling in England and Wales is band D (60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect low energy use or consumption by individual occupants.

Actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Boiler water heating	£4,000 - £8,000	£ 100
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 600

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**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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**10 Windsor Place**  
 Congleton, Cheshire CW12 3ET

**Selling Price: £400,000**

- MODERN 4 BEDROOM SEMI DETACHED FAMILY PROPERTY
- STUNNING ON TREND 'MAXI' STYLE INTERIOR
- OPEN PLAN LOUNGE/KITCHEN/SUN ROOM WITH FOLDING DOOR TO REAR GARDEN
- EN SUITE, SHOWER ROOM & FAMILY BATHROOM
- UNDERFLOOR HEATING TO GROUND FLOOR
- BIJOU SOUTH FACING LANDSCAPED REAR GARDEN
- RECENTLY BUILT EXCLUSIVE DEVELOPMENT OF 12 PROPERTIES

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

THIS HAS TO RANK UP THERE AS ONE OF THE VERY BEST ON TREND STYLISH HOUSES WE'VE BEEN FORTUNATE ENOUGH TO MARKET – IN FACT THE STUNNING 'MAXI' STYLE INTERIOR IS MORE ATTUNE TO THE LIKES OF A SMALL LUXURY BOUTIQUE HOTEL....IT'S SIMPLY GORGEOUS!!!

\*\*\*FEAST YOUR EYES ON OUR 360 VIRTUAL ONLINE TOUR\*\*\*

As they say "a picture paints a thousand words"; and quite frankly this home epitomizes this well known saying! You will not be disappointed, so act quickly, we expect a stampede!!!

Windsor Place or Park Pavilion as the development was originally named, is an exclusive collection of 12 beautifully crafted 3 and 4 bedroom family homes built only within the last 6 years, situated in a secluded setting overlooking the Cheshire Plain. Positioned within the Park Lane Conservation Area, these high specification, uniquely designed properties offer the quintessential setting for suburban family life.

This particular 4 bedroom semi detached home, which used to be one of the ex-showhouses, has been beautifully transformed by its lovely current vendors, who clearly have an amazing eye for style and you just have to view to fully appreciate what a beautiful home they have created. This home is of course complete with full PVCu double glazing, gas central heating, and bijou very useable South facing landscaped rear gardens.

On entering the property you're delivered to the reception porch which leads into the hallway with oak effect flooring, and in fact the whole of the ground floor features underfloor heating. The main ground floor features a huge open plan room which spans completely from front to rear and which incorporates distinct zoned, lounge, kitchen and sun room areas. The first floor features two double bedrooms, both with bespoke fitted bedroom furniture (the master complemented with its own en-suite shower

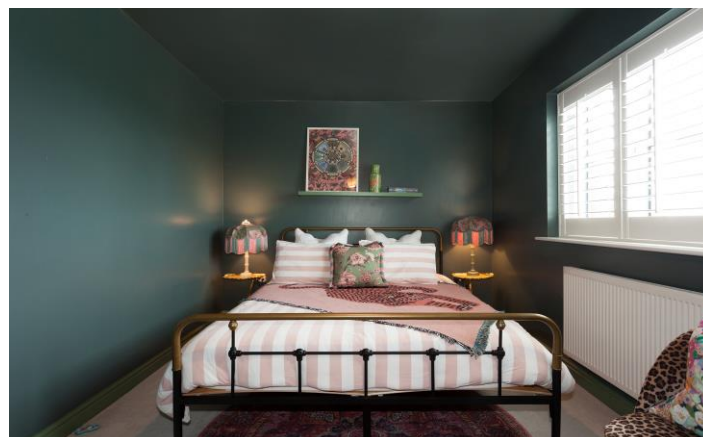
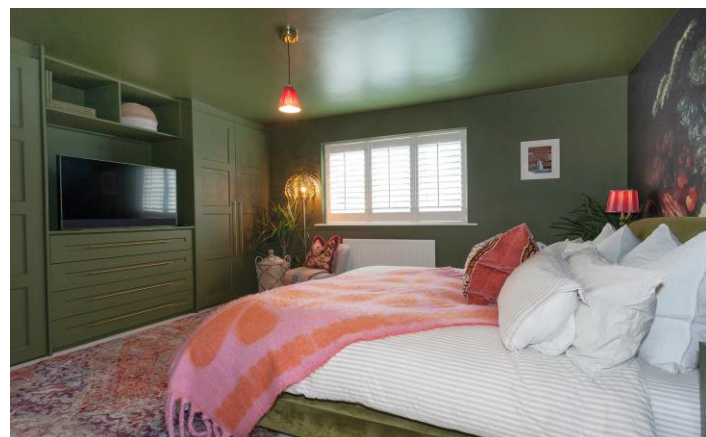
room), with all bathrooms and en suites fitted with quality Villeroy and Boch sanitaryware. Completing this floor is the family bathroom. The second floor features two further double bedrooms, each with angular ceilings and Velux roof lights allowing natural light to flood into these rooms. On this floor is a separate stylish shower room.

Situated just off the sought after Park Lane, which has always been considered a pleasant and prestigious locality and boasts a mix of characterful housing. It is a home which has been lovingly transformed and you will be hard pressed to find a family sized home located in a prime area with an such array of conveniences laid out on it's doorstep. Literally within 10 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a recently opened micro bar, hostelry....with a lovely eclectic relaxed atmosphere. School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus before and after schools and a day nursery are within easy reach too.

The town centre of Congleton is equally accessible, and within a few minutes walk you'll find its ever increasing selection of shops, bars and restaurants as well as being only a short walk to the "award winning" Congleton Park. A majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

Panelled and double glazed door to:



**ENTRANCE PORCH :** PVCu double glazed picture window to front aspect. Angular ceiling with low voltage downlighters inset. Period style tiled floor with underfloor heating.

**HALL 11' 9" x 3' 6" (3.58m x 1.07m) :** Low voltage downlighters inset. 13 Amp power points. Dark oak effect flooring with underfloor heating. Stairs to first floor.

**OPEN PLAN LOUNGE/KITCHEN/SUN ROOM 40' 0" x 10' 9" (12.18m x 3.27m) widening to 15ft :**

**Lounge Area 20' 4" x 11' 3" (6.19m x 3.43m) :** PVCu double glazed window to front aspect with plantation shutters. Low voltage downlighters inset. Built in bespoke open book shelves and store cupboards together with space for large television. 13 Amp power points. Television aerial point. Dark oak effect flooring with underfloor heating. Fixed seating with space for dining table.

**Kitchen Area 13' 2" x 13' 0" (4.01m x 3.96m) :** Low voltage downlighters inset. Range of matt finished white laminate fronted eye level and base units having quartz preparation surfaces over having ceramic one and a half bowl sink unit with chrome effect chefs mixer tap. Integrated dishwasher and wine chiller. To one wall is a bank of matching cupboards with integrated fridge and freezer, and built in NEFF electric oven. Built in NEFF 4 ring induction hob and cupboard beneath. Ceramic floor tiles with underfloor heating. Large squared off opening to:

**Sun Room 15' 0" x 6' 2" (4.57m x 1.88m) :** Sloping double glazed roof with fitted electric smart blinds. 13 Amp power points. Ceramic floor tiles with underfloor heating. Built in fixed seating. PVCu double glazed folding sliding door to outside rear.

**UTILITY :** Built in storage cupboard. Space and plumbing for washing machine and tumble dryer. Ceramic floor tiles with underfloor heating.

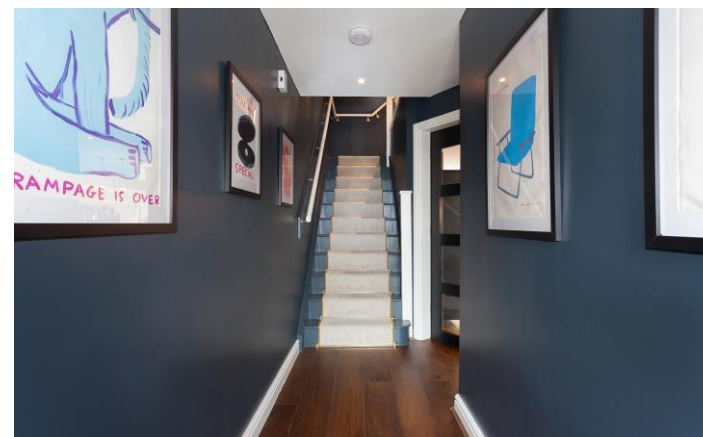
**CLOAKROOM :** Low voltage downlighters inset. Villeroy and Boch low level w.c. with concealed cistern and matching wash hand basin. Ceramic floor tiles with underfloor heating.

**First Floor :**

**GALLERIED LANDING :** Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Store cupboard. Stairs to first floor.

**BEDROOM 1 REAR 12' 9" x 12' 0" (3.88m x 3.65m) to wardrobes :** PVCu double glazed window to rear aspect with plantation shutters. Single panel central heating radiator. 13 Amp power points. Range of built in double wardrobes, drawers, bookshelves and space for television.

**EN SUITE 7' 0" x 4' 0" (2.13m x 1.22m) :** PVCu double glazed window to side aspect. Modern white suite comprising: Villeroy and Boch low level w.c. with concealed cistern and matching wall hung wash hand basin. Large walk in shower with thermostatically controlled mains fed shower. Grey matt finished metro tiles. Chrome centrally heated towel radiator. Slate tiled floor. Shaver point.



**BEDROOM 2 FRONT 12' 10" x 9' 2" (3.91m x 2.79m) to wardrobes :** PVCu double glazed window to front aspect with plantation shutters. Single panel central heating radiator. 13 Amp power points. Range of 3 double fitted wardrobes.

**BATHROOM 7' 8" x 7' 2" (2.34m x 2.18m) :** PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: Villeroy and Boch low level w.c. with concealed cistern and matching wall hung wash hand basin. Tiled panelled bath with electronically controlled mains fed shower. Grey matt finished metro tiles to splashbacks. Chrome centrally heated towel radiator. Slate tiled floor.

**Second Floor Landing :** Low voltage downlighters inset. Access to roof space.

**BEDROOM 3 FRONT 13' 8" x 11' 3" (4.16m x 3.43m) :** Angular ceilings. Velux roof lights. PVCu double glazed window to side aspect with plantation shutters. Single panel central heating radiator. 13 Amp power points. Boiler cupboard with wall mounted Glow-worm gas combi boiler.

**BEDROOM 4 REAR 15' 0" x 9' 4" (4.57m x 2.84m) :** Two Velux roof lights. Angular ceilings. Single panel central heating radiator. 13 Amp power points.

**SHOWER ROOM 7' 9" x 4' 3" (2.36m x 1.29m) :** PVCu double glazed window to side aspect. Modern white suite comprising: Villeroy and Boch low level w.c. with concealed cistern and matching wall hung wash hand basin. Large walk in shower with thermostatically controlled mains fed shower. Grey matt finished metro tiles. Chrome centrally heated towel radiator. Slate tiled floor. Shaver point.

**Outside :**

**FRONT :** Fully landscaped.

**SIDE :** Indian stone paved pathway with gated access to the front. Cold water tap.

**REAR :** Adjacent to the rear of the property is a timber decked terrace with low block wall to tiered chill out seating area laid with artificial grass. A further raised tiered area leads to the:

**GARDEN OFFICE 7' 4" x 7' 5" (2.23m x 2.26m) :** Wall mounted heater. Power and light.

**TENURE :** Freehold (subject to solicitors' verification).

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

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

**TAX BAND:** D

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 3ET

