

## Energy performance certificate (EPC)

27, Cross Lane CONGLETON CW12 3JX	Energy rating <b>D</b>	Valid until: 20 August 2024
		Certificate number: 8174-7828-2460-6689-7926

Property type	Semi-detached house
Total floor area	124 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>).

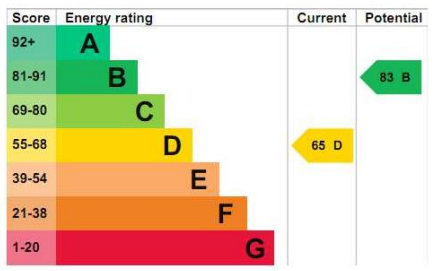
### Energy rating and score

This property's energy rating is D. It has the potential to be B.

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

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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**27 Cross Lane**  
Mossley, Congleton,  
Cheshire CW12 3JX

**Selling Price: £500,000**

- BEAUTIFULLY TRANSFORMED SEMI DETACHED HOME
- THREE DOUBLE BEDROOMS
- TWO GENEROUS RECEPTION ROOMS
- LUXURIOUS LIVING DINING KITCHEN
- STYLISH BATHROOM & SHOWER ROOM
- ENCLOSED REAR GARDEN
- EXTENSIVE DRIVEWAY & DETACHED GARAGE
- PRIME MOSSLEY LOCALITY CLOSE TO TRAIN STATION & AMENITIES

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

\*\*\*WATCH OUR ONLINE VIRTUAL TOUR\*\*\*

We'd like to raise a glass to the lucky person who's first to view this beautiful home. We guarantee you'll be buying this home even before you skip through the threshold.....it is that good!!

The current vendors should be incredibly proud of what they've achieved, transforming this traditional 1920's abode into a quite extraordinary home.

A truly superb home! Having been expertly designed, lovingly created, and beautifully presented by the current owners, this home enjoys a remarkable lifestyle to suit a wide range of discerning buyers. The spacious semi-detached residence enjoys a wonderful layout comprising three double bedrooms, a stylish bathroom, and equally cool ground floor shower room, generous lounge and family room...however, the star of the show simply must be the living dining kitchen! Sat in the heart of the property, the luxurious space is equipped with integrated appliances, stylish units, a huge central peninsula plus several on-trend features that accentuate the aesthetic as well as being hugely functional.

You will be hard pressed to find such a delightful home, located in a prime area with such array of conveniences laid out on its doorstep. Literally within 5 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 Wonky Pear...a 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 day nursery are within easy reach too.

Gas fired central heating is offered via a modern gas condensing boiler and all windows and doors are PVCu double glazed throughout.

It's pretty outside too, being well set back behind an extensive driveway and lawns, whilst to the rear are its enclosed gardens, just perfect for outside dining and just generally a lovely place to chill and relax. Plus you'll find a discreet summerhouse and greenhouse behind the DETACHED GARAGE measuring a substantial 19'7 x 11'5. A fantastic substantial building with plenty of space for a car and room to work round it too. Above is a boarded out loft space, offering masses of storage

Needless to say, this property is a fine example of a 'turn-key' home. Ready to move into - you'll struggle to find a home with less jobs to do on moving day than this! Truly no stone has been left unturned when presenting this house to the finest of standards.

All in all, this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we'd love to help you!!

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

**MAIN SIDE ENTRANCE :** Wood grain effect high security composite door with double glazed stained glass upper panel.

**HALL 11' 1" x 7' 5" (3.38m x 2.26m) :** PVCu double glazed window to front aspect. Picture rail. Single panel central heating radiator. 13 Amp power points. Dark oak effect flooring. Return staircase with pine hand rail, newel post and spindles. Understairs storage.

**CLOAKROOM :** PVCu double glazed window to side aspect. White suite by 'Burlington' comprising: low level W.C., wall hung wash hand basin with chrome tap. Metro tiles to half height. Chrome centrally heated towel radiator. Dark oak effect floor.

**LOUNGE 15' 1" x 11' 1" (4.59m x 3.38m) into bay :** PVCu double glazed bay window with leaded and stained glass upper lights. Picture rail. Double panel central heating radiator. 13 Amp power points. Feature fireplace with white metro tiles and slate hearth.

**FAMILY ROOM/SNUG 15' 0" x 12' 0" (4.57m x 3.65m) :** PVCu double glazed window with leaded and stained glass upper lights. Single panel central heating radiator. 13 Amp power points. Recessed fireplace with cast iron wood burning stove set on slate hearth. Range of built-in store cupboards.

**DINING KITCHEN 17' 1" x 15' 0" (5.20m x 4.57m) overall :** Low voltage downlighters inset. Two sets of PVCu double glazed windows to rear aspect. Extensive range of custom painted wood grain effect eye level and base units in light grey with quartz preparation surfaces over with stainless steel double drainer sink unit inset with chrome mixer tap. Two NEFF built-in double electric fan assisted ovens/grills and microwave. Integrated Neff dishwasher. Integrated fridge and freezer. Cupboard housing space and plumbing for washing machine. Large central island with quartz preparation surface with Neff induction hob with in-built extractor unit. Base units and drawers beneath. Double panel central heating radiator. 13 Amp power points. Slate effect Karndean flooring. Composite panelled door with double glazed stained glass upper panel.

**SHOWER ROOM :** Low voltage downlighters inset. Shower cubicle with glass folding door housing a Hans Grohe mains fed shower and rainfall shower head and attachment. Chrome electric towel radiator. Slate effect Karndean flooring.

**SPLIT LEVEL GALLERIED LANDING :** Large PVCu double glazed window with leaded and stained glass upper lights to side aspect. Single panel central heating radiator. 13 Amp power points. Original staircase with pine handrail, newel post and spindles to landing with Axminster carpet laid to stairs and landing. Built-in linen cupboard.

**SEPARATE W.C. :** PVCu double glazed window to rear aspect. White suite by 'Burlington' comprising: low level W.C. and wall hung wash hand basin with chrome tap. Chrome centrally heated towel radiator. Metro tiles to half height. Grey oak effect porcelain floor tiles by Villeroy & Boch.

**BEDROOM 1 FRONT 12' 7" x 12' 0" (3.83m x 3.65m) :** PVCu double glazed window to front aspect with leaded and stained glass upper lights. Double panel central heating radiator. 13 Amp power points. Full length built-in store cupboard.

**BEDROOM 2 FRONT 12' 1" x 11' 0" (3.68m x 3.35m) :** PVCu double glazed window to front aspect. Picture rail. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR 10' 9" x 10' 5" (3.27m x 3.17m) plus alcove :** PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Picture rail.

**BATHROOM 6' 1" x 5' 6" (1.85m x 1.68m) :** PVCu double glazed window to rear aspect. Low voltage downlighters inset. Period style white suite comprising: ceramic wash hand basin with cupboards below and chrome taps. Steel enamelled bath with glass shower screen and mains fed shower over with rainfall shower head and attachment. Chrome centrally heated towel radiator. Grey oak effect porcelain floor tiles by Villeroy & Boch.

**Outside :**

**FRONT :** Timber farmhouse style gates to long tarmac driveway with space for up to 4/5 cars plus an additional gravel laid parking space immediate to the driveway entrance. Lawned gardens with stone pathways and front terrace seating area.

**DETACHED BRICK BUILT GARAGE 19' 7" x 11' 5" (5.96m x 3.48m) internal measurements :** Double timber doors. PVCu double glazed windows to side aspect. Power and light. Steps up to boarded out loft storage.

**REAR :** Attached store housing wall mounted Bosch Worcester gas central heating boiler and a mains pressured hot water cylinder. The rear garden is extensively laid to granolithic block paving ideal for alfresco entertaining with a central lawn, all of which is bound with mature hedgerow. Cold water tap. Timber summerhouse.

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

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

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

**TAX BAND:** D

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 3JX

