

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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8 Windsor Place
 Congleton, Cheshire CW12 3ET

Selling Price: £298,950

- IMMACULATELY PRESENTED SEMI DETACHED HOME
- 3 BEDROOMS & 2 RECEPTION ROOMS PLUS CONSERVATORY
- FITTED BREAKFAST KITCHEN & UTILITY
- MODERN BATHROOM SUITE
- INTEGRAL SINGLE GARAGE & PARKING FOR 1 CAR
- IMPRESSIVELY MAINTAINED ESTABLISHED GARDENS
- SHORT WALK FROM TOWN CENTRE, HIGHTOWN & TRAIN STATION

This home has been well extended and provides an immaculately presented property with magnificently maintained gardens.

The property has an elevated location with views across Congleton from the rear bedroom windows. It has PVCu double glazing and gas fired central heating and the internal accommodation comprises: porch, hall, lounge, conservatory, sitting room/bedroom 4, fitted breakfast kitchen, utility room, W.C., and garage to the ground floor. At first floor level, the landing allows access to three bedrooms and a modern white replacement bathroom.

The location of this property is fantastic, being a short walk from the town centre and also from Hightown with its train station and many amenities.

As mentioned above, the grounds are very impressive as they are established with the rear garden being enclosed by well tendered conifer hedge, having terrace and alfresco terrace with steps down to lawn garden. To the front there is a driveway and small garden behind a dwarf wall boundary.

Viewing this home is a must and it won't disappoint, make that appointment today!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed window and composite front door to:

PORCH 5' 2" x 3' 6" (1.57m x 1.07m): 13 Amp power points. Door to:

HALL : PVCu double glazed window. Stairs with storage below. Radiator. One single power point. Doors to kitchen and lounge.

LOUNGE 17' 7" x 11' 9" (5.36m x 3.58m): PVCu double glazed window to front aspect. Coving to ceiling. Feature fireplace with living flame gas fire. Radiator. 13 Amp power points. TV point. BT point. Double doors to:

CONSERVATORY 12' 0" x 10' 0" (3.65m x 3.05m): PVCu double glazed windows and double doors opening to patio. Radiator. 13 Amp power points.

SITTING ROOM/BEDROOM 4 11' 6" x 9' 10" (3.50m x 2.99m): PVCu double glazed window. Coving to ceiling. Radiator. 13 Amp power points. TV point. Door to walk in storage cupboard.

DINING KITCHEN 13' 8" x 11' 0" (4.16m x 3.35m): PVCu double glazed window. Low voltage downlighters inset. Coving to ceiling. Oak style matching fitted eye level and base units with quartz effect roll edge laminated surfaces over. Stainless steel single drainer sink unit inset. Tiled splashbacks. Space for Range cooker with canopy extractor over. Radiator. 13 Amp power points. Tiled floor. Door to:

UTILITY 5' 6" x 9' 7" (1.68m x 2.92m): PVCu double glazed window and door. Oak style fitted base units with quartz effect roll edge laminated surfaces over. Stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Space for tumble dryer. Tiled floor. Door to garage. Door to sitting room/bedroom 4.



First Floor :

LANDING : PVCu double glazed window to front aspect. Access to roof space with pull down ladder. Coving to ceiling. Door to airing cupboard housing lagged cylinder with linen shelves above. Doors to all rooms.

BEDROOM 1 REAR 13' 10" x 10' 3" (4.21m x 3.12m) max: PVCu double glazed window with views over Congleton. Coving to ceiling. Radiator. 13 amp power points.

BEDROOM 2 REAR 10' 10" x 11' 10" (3.30m x 3.60m) plus door recess: PVCu double glazed window with views over Congleton. Coving to ceiling. Radiator. 13 Amp power points.

BEDROOM 3 FRONT 8' 0" x 7' 2" (2.44m x 2.18m): PVCu double glazed window. Radiator. 13 Amp power points. Cupboard/wardrobe.

BATHROOM 6' 8" x 5' 9" (2.03m x 1.75m): PVCu double glazed opaque window. Modern replacement white suite comprising: Low level W.C., wash hand basin set in vanity unit and panelled bath with shower and glass screen over. Chrome heated towel radiator. Fully tiled walls.

Outside :

FRONT : Enclosed by low level brick wall with driveway terminating at the garage with parking for one car. The front garden partly laid to lawn with well cared for flower borders.

REAR : Private rear garden with high, well maintained conifer hedge, having alfresco patio area with steps down to lower garden, having further patio area, seating area, shaped lawn with well stocked borders and water feature set in chipping area.

GARAGE 17' 6" x 9' 10" (5.33m x 2.99m) : Garage door with split to make pedestrian door. PVCu double glazed window to side. 13 Amp power points. Wall mounted gas central heating boiler. Garden tap. Door to:

W.C. : PVCu double glazed window to rear. White low level W.C. Half tiled walls. 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.

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3ET

| Energy performance certificate (EPC) | | |
|--|---------------------------|---|
| 8 Windsor Place CONGLETON CW12 3ET | Energy rating D | Valid until: 4 July 2034 |
| | | Certificate number: 0834-8723-6300-0145-9202 |
| Property type | Semi-detached house | |
| Total floor area | 103 square metres | |

Rules on letting this property

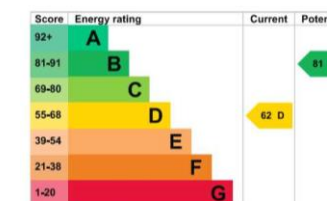
Properties can be let if they have an energy rating from A to E.

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

