



Energy performance certificate (EPC)	
6 Hornby Drive CONGLETON CW12 4WB	Energy rating: C Valid until: 4 August 2034 Certificate number: 1834-8623-9400-0565-0206
Property type: Detached house	Total floor area: 149 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	
Energy rating and score	
This property's energy rating is C. It has the potential to be B.	The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency.	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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6 Hornby Drive
Congleton, Cheshire CW12 4WB

Selling Price: £425,000

- FABULOUS & MODERN DETACHED HOUSE
- FIVE BEDROOMS
- SPACIOUS ACCOMMODATION OVER THREE FLOORS
- IMPRESSIVE OPEN PLAN DINING KITCHEN
- EN-SUITE TO MASTER BEDROOM. FAMILY BATHROOM
- CORNER PLOT WITH GENEROUS GARDENS TO THREE SIDES
- DOUBLE WIDTH DRIVEWAY & DETACHED DOUBLE GARAGE
- POPULAR WEST HEATH LOCALITY, CLOSE TO SHOPS & SCHOOLS

FOR SALE BY PRIVATE TREATY (Subject to contract)

A FABULOUS AND MODERN 5 BEDROOM DETACHED HOUSE. CORNER PLOT WITH GENEROUS GARDENS TO THREE SIDES. DETACHED DOUBLE GARAGE. POPULAR WEST HEATH LOCALITY, CLOSE TO SHOPS AND SCHOOLS.

Occupying a generous corner plot, on a well-regarded residential development, this FIVE bedroomed detached home offers great versatility over three floors, of well-balanced accommodation. There's a lovely welcoming entrance hall with cloakroom off and stairs leading up to the first floor. The sitting room is more spacious than you'd imagine, easily large enough for the whole family. The OPEN PLAN kitchen with garden aspect, is equally impressive, having been totally remodelled and upgraded in recent years, boasting swish natural granite surfaces, with an abundance of high gloss eye level/base units, deep pan drawers, pull out larder and carousel. A central island provides a breakfast bar with seating for two plus there's an array of built in appliances and even a boiling hot water tap!

The light and airy first floor landing offers some useful storage, and provides access to double bedrooms 1, 3 and 4 (master bedroom fitted with built in furniture and ensuite shower room), and family bathroom. The second floor offers bedrooms 2 and 5 (one of which could be used as a study).

Externally there is a double width driveway, which leads to the DETACHED DOUBLE GARAGE. Being a corner plot means there are plenty of garden areas, with the rear enjoying deep lawned areas, patio seating areas, all of which are encompassed with deep

established borders and boundary hedgerow and fencing.

Local amenities are just a stone's throw away at the well stocked shopping centre over the road whilst brilliant schools are within walking distance and commuter links to the M6 and A34 are on your doorstep! The development itself boasts a pleasant play area for children to play whilst older children and adults alike are sure to enjoy the nearby playing fields and countryside walks!

Congleton is a vibrant market town surrounded by the Cheshire and Staffordshire countryside. There is a wide range of bars restaurants and pubs as well as a selection of independent shops, supermarkets and high street outlets. Congleton is very much a modern and community conscious town with a museum, award winning park, golf clubs and several sports clubs along with a state-of-the-art modern Leisure Centre. Motorway links and networks are within a ten minute drive giving you easy access to major towns and cities as well as UK holiday destinations. This combined with Congleton railway station and the local bus routes you will have no problem getting to where you want to go.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled door with opaque double glazed panels to L shaped reception hall.

HALL : PVCu double glazed window to front and side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Understairs storage. Stairs to first floor.

SEPARATE W.C. : PVCu double glazed window to front aspect. White suite comprising: low level W.C. and wash hand basin. Single panel central heating radiator. 13 Amp power points.

LOUNGE 19' 0" x 13' 3" (5.79m x 4.04m) to bay : PVCu double glazed bay window to side aspect. Coving to ceiling. Double panel and single panel central heating radiator. 13 Amp power points. Coal effect electric fire set on polished stone hearth and surround. Oak French doors with glazed upper panels to:

OPEN PLAN DINING KITCHEN 20' 0" x 12' 0" (6.09m x 3.65m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Extensive range of high gloss eye level and base units in white with natural granite preparation surfaces over with stainless steel one and a half bowl sink unit inset with mixer tap and FRANKE boiling tap. Built-in electric fan assisted oven/grill with matching combination microwave oven. Pull out larder cupboard and deep pan drawers. Space and plumbing for washing machine and American style fridge freezer. Central island with granite preparation surface extending to create a breakfast bar with seating for 2. 4-ring induction hob inset with ceiling suspended extractor canopy over. Wall mounted contemporary style radiator. Kickboard LED's. Granite floor tiles. PVCu double glazed french doors with in-built blinds to rear garden.

First Floor :

LANDING 14' 1" x 7' 1" (4.29m x 2.16m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Stairs to second floor. Deep recessed store cupboards.

BEDROOM 1 FRONT 12' 5" x 12' 0" (3.78m x 3.65m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Fitted oak effect bedroom furniture comprising: 2 single wardrobes, overhead store cupboards and bedside drawers and tall boy.

EN SUITE 8' 0" x 7' 5" (2.44m x 2.26m) : PVCu double glazed window to front and side aspect. White suite comprising: low level W.C., wash hand basin set in vanity unit with double cupboard below. Large shower cubicle with glass sliding door with mains fed shower. Double panel central heating radiator.

BEDROOM 3 REAR 10' 4" x 9' 0" (3.15m x 2.74m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 11' 0" x 8' 6" (3.35m x 2.59m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Understairs store cupboard.

BATHROOM 7' 0" x 5' 10" (2.13m x 1.78m) : PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over and glass screen. Mosaic effect tiles to splashbacks. Single panel central heating radiator.

SECOND FLOOR LANDING : 13 Amp power points. Cupboard housing pressurised hot water cylinder. Store cupboard.

BEDROOM 2 FRONT 15' 3" x 10' 4" (4.64m x 3.15m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 5 FRONT 10' 4" x 8' 6" (3.15m x 2.59m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature panelling to one wall. Under eaves storage.

Outside :

FRONT : Mature boundary hedgerow. Lawned gardens to the front and to the side.

SIDE : Double width driveway for parking for 2 cars.

REAR : Adjacent to the rear of the property is a paved perimeter pathway beyond which are generous sized lawned gardens with deep flower borders and further terrace seating area. Corner summerhouse. Cold water tap. Gated access to the front.

DETACHED DOUBLE GARAGE 16' 4" x 16' 4" (4.97m x 4.97m) internal measurements : Two up and over doors. Overhead store area. Power and light.

TENURE : Leasehold.

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

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

TAX BAND : E

LOCAL AUTHORITY : Cheshire East

DIRECTIONS : SATNAV: CW12 4WB

