

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Total Area: 62.3 m²



Energy performance certificate (EPC)

28 Blythe Avenue Congleton, Cheshire CW12 4LQ	Energy rating C	Valid until 15 August 2034
Property type Semi-detached house		Certificate number 8534-8628-5460-0164-1296
Total floor area 63 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-landlords-substance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlords-substance>).

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.

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.

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

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.



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

28 Blythe Avenue
Congleton, Cheshire CW12 4LQ

Selling Price: Offers in Excess

- WELL PRESENTED SEMI DETACHED HOME
- THREE BEDROOMS
- BAY WINDOW LOUNGE
- MODERN RE-FITTED DINING KITCHEN
- GENEROUS BLOCK BRICK DRIVEWAY TO FRONT
- EXTENSIVE SUNNY ASPECT GARDEN TO REAR
- SOUGHT AFTER WEST HEATH LOCALITY
- WALKING DISTANCE TO SCHOOLS & AMENITIES

Situated in the highly sought after West Heath area of Congleton, this is a good value three bedroom property that's just ready and waiting to be lived in and enjoyed by the new owners.

Whether you're an upsizing family looking for a home to grow with you or maybe a downsizer looking for a low maintenance yet characterful home, this property is just sure to work very well indeed.

The gas centrally heated and PVCu double glazed accommodation comprises: Entrance Hall with stairs and door to the lounge that enjoys a bay window frontage then through an archway the modern fitted dining kitchen gives access straight out into the wonderful sunny aspect rear garden.

At first floor level, the landing gives access to three good sized bedrooms and bathroom.

The property is within walking distance of reputable schools including Congleton High School, The Quinta, and Blackfirs Primary Schools. The prime location offers proximity to the West Heath Shopping Centre, and easy access to major roads, including the newly completed Congleton link road, enhancing connectivity within the region.

With Cheshire's countryside at its doorstep and central Congleton offering easy access to the M6 motorway, Manchester Airport, and main railway stations with frequent express services to London and national networks, convenience is key. Make that viewing now not to miss out on this wonderful home!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

ENTRANCE HALL : Radiator. One single power point. Stairs to first floor. Door to:

LOUNGE 12' 4" x 14' 2" (3.76m x 4.31m) into bay: PVCu double glazed bay window. Radiator. 13 Amp power points. Understairs storage. Arch with opaque double glazed window.

DINING KITCHEN 16' 3" x 7' 11" (4.95m x 2.41m): Two PVCu double glazed windows. Fitted with a range of modern grey hi-gloss eye level and base units with contrasting white preparation surfaces and having single drainer stainless steel sink unit inset with mixer tap. 4 ring gas hob with extractor canopy over and oven below. Space and plumbing for washing machine. Space for tumble dryer. Integrated dishwasher. Space for large fridge freezer. Radiator. 13 Amp power points. Space for dining table.

First Floor :

LANDING : PVCu double glazed opaque window to to side aspect. Access to roof space. Doors to all rooms.

BEDROOM 1 9' 0" x 10' 0" (2.74m x 3.05m) plus wardrobe space: PVCu double glazed window. Radiator. 13 Amp power points. Fitted double wardrobe. Single wardrobe/cupboard space.

BEDROOM 2 10' 0" x 8' 6" (3.05m x 2.59m): PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 3 7' 5" x 8' 1" (2.26m x 2.46m): PVCu double glazed window. Radiator. 13 Amp power points.

BATHROOM : PVCu double glazed opaque window to side aspect. White suite comprising: Low level W.C.,

pedestal wash hand basin and panelled bath with shower mixer tap and curtain. Fully tiled walls. Louvered door to cupboard incorporating Worcester combi gas central heating boiler.

Outside :

FRONT : Block brick driveway.

REAR : Extensive garden to rear fully enclosed by timber fence panels having patio leading onto lawn with shrub borders. Timber garden shed. Outside tap.

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: B

DIRECTIONS: SATNAV CW12 4LQ

