



English | [Contact](#)

Energy performance certificate (EPC)

Address	54 Ennerdale Drive, Congleton, Cheshire, CW12 4FL
Property type	Detached house
Total floor area	123 square metres

Rules on letting this property

The property is not suitable for short-term lets.

Energy rating and score

The property's energy rating is C. The average energy rating is C. The average energy score is 65.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	65	65
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance

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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54 Ennerdale Drive
Congleton, Cheshire CW12 4FL

Selling Price: £475,000

- STUNNING DETACHED FAMILY HOME
- MODERN DINING KITCHEN PLUS UTILITY ROOM
- LOUNGE, CONSERVATORY, FAMILY ROOM & STUDY
- FOUR GENEROUS BEDROOMS
- TWO BATHROOMS
- ENCLOSED & LANDSCAPED REAR GARDEN
- DOUBLE GARAGE & DRIVEWAY FOR TWO CARS
- NO CHAIN

EXCLUSIVE 360° INTERACTIVE VIRTUAL TOUR
AVAILABLE

NO ONWARD CHAIN

Stunning Four-Bedroom Family Home in a Prime Location. Discover your dream home in the prestigious Ennerdale Drive development, just moments from the serene Astbury Mere Country Park.

This remodelled and extensively extended four-bedroom property offers an exceptional living experience for families seeking both comfort and convenience.

Property Highlights: • Welcoming Entrance Hall: Step into a bright and airy entrance hall, complete with a discreet cloakroom. • Versatile Living Spaces: Enjoy a cozy family room, a practical study, and a separate lounge that opens into a charming conservatory—perfect for relaxing and entertaining. • Modern Dining Kitchen: A spacious dining kitchen, complemented by a handy utility room. • Four Generous Bedrooms: The master bedroom features a contemporary ensuite, while the remaining bedrooms share a modern family bathroom. • Private Rear Garden: Enclosed and landscaped, this garden provides a safe and serene space for outdoor enjoyment. • Ample Parking: Benefit from a double garage and a driveway with room for two cars. This home is fitted with efficient gas-fired central heating throughout via a modern gas boiler, and all windows and doors are PVCu double glazed.

Lifestyle & Location: • Astbury Mere Country Park: Just a stone's throw away, this beautiful park offers a natural oasis for lakeside walks, cycling, and watersports—an ideal setting for family adventures.

• Vibrant Congleton: Enjoy the best of both worlds with Congleton's blend of cultural activities and practical amenities. From independent shops and regular markets to the Daneside Theatre and the town's lively Jazz & Blues Festival, there's something for everyone. • Convenient Shopping: Close to popular retail options, including Marks & Spencer Simply Food, Boots, Tesco, and a variety of local independent shops. Essential services such as chemists, doctors, and dentists are also within easy reach.

Excellent Connectivity: • Road Links: Immediate access to the A34 and Congleton Link Road, ensuring quick travel to Manchester, Leeds, Liverpool, Birmingham, and beyond. • M6 Motorway: Just 10 minutes from junction 17, offering swift connections to the wider region. • International Travel: Manchester International Airport is only 18 miles away, with flights to over 180 destinations worldwide. • Rail Connections: Crewe's major rail hub is less than 12 miles away. Congleton Railway Station, 2 miles from your doorstep, provides regular services to Manchester, Stoke-on-Trent, and other key locations.

This exceptional property offers not just a home, but a lifestyle. With its prime location, modern amenities, and easy access to nature and urban conveniences, it's an opportunity not to be missed.

Arrange your viewing today and experience it for yourself!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE HALLWAY 14' 2" x 6' 0" (4.31m x 1.83m): Tiled flooring. Single panel central heating radiator. Coving to ceiling. Understairs storage. Stairs to first floor.

DOWNSTAIRS CLOAKROOM : PVCu double glazed window. Low level W.C. and ceramic wash hand basin with cupboard below. Metro tiles to splashbacks. Single panel central heating radiator.

FAMILY ROOM 10' 2" x 9' 5" (3.10m x 2.87m): PVCu double glazed window to front aspect. Laminate flooring. Single panel central heating radiator.

LOUNGE 15' 11" x 10' 10" (4.85m x 3.30m): PVCu double glazed window to rear aspect. Living flame gas fire with marble surround. Single panel central heating radiator. Coving to ceiling. Double glazed patio doors into conservatory.

CONSERVATORY 12' 8" x 8' 2" (3.86m x 2.49m): Brick built base with PVCu double glazed windows and triple polycarbonate roof over. 13 Amp power points. Electric heater. Tiled flooring. Double glazed French doors to garden.

FAMILY DINING KITCHEN 20' 11" x 8' 0" (6.37m x 2.44m): PVCu double glazed window to rear aspect. Coving to ceiling. The kitchen area is fitted with a range of wall and base mounted units with work surface over with one and a half bowl sink and drainer. Tiled splashbacks. Built-in double oven, inset gas hob with extractor over. Integral fridge. Plumbing for dishwasher. Tiled flooring. Under unit lighting. The dining area comprises: PVCu double glazed window to front aspect. Oak effect flooring. Television and telephone point. Double panel and single panel radiators.

UTILITY ROOM 16' 6" x 6' 4" (5.03m x 1.93m): Two PVCu double glazed windows. Space and plumbing for washing machine. Space for dryer. Base units. Larder unit. Single bowl sink and drainer. Tiled splashback. Loft access. Worcester gas boiler. Single panel central heating radiator. 13 Amp power points. Tiled floor. PVCu door to garden. Door to garage.

STUDY 8' 5" x 6' 4" (2.56m x 1.93m): PVCu double glazed window to front aspect. Single panel central heating radiator. Fitted desk. 13 Amp power points.

First Floor : LANDING : Loft access with boarded area and light.

BEDROOM 1 FRONT 11' 2" x 9' 9" (3.40m x 2.97m) to wardrobes: PVCu double glazed window to front aspect. Television aerial point. 13 Amp power points. Single panel central heating radiator. Range of fitted wardrobes to one wall.

EN SUITE 7' 0" x 6' 10" (2.13m x 2.08m) plus shower cubicle: PVCu double glazed window to front aspect. Recently fitted suite consisting of a double shower cubicle housing Triton mains fed shower, low level W.C., wash hand basin, vanity units and granite worktop. Tiled to splashback and flooring. Shaver point. Chrome centrally heated towel rail. Storage cupboard. Extractor fan.

BEDROOM 2 FRONT 11' 10" x 9' 8" (3.60m x 2.94m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 7" x 7' 10" (2.92m x 2.39m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 9' 4" x 6' 6" (2.84m x 1.98m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 9' 6" x 6' 1" (2.89m x 1.85m): PVCu double glazed window to rear aspect. Recently fitted suite consisting of a panelled bath, corner shower cubicle with mains fed shower, low level W.C., and wash hand basin with vanity unit and granite worktops. Fully tiled walls and floor. Chrome centrally heated towel radiator. Extractor fan. Shaver point.

Outside :

REAR : Adjacent to the rear of the property is a paved terrace, ideal for outside dining, beyond which are lawned gardens bound with mature flower borders. Cold water tap. Gated access to the front.

FRONT : Paths to the front door. Lawned area and established flower borders. Double width driveway for 2 cars terminating at the double garage.

DOUBLE GARAGE 17' 4" x 17' 1" (5.28m x 5.20m) internal measurements: Two up and over doors. Power and light. Roof storage. Worcester hot water cylinder and door to rear garden.

TENURE : Freehold (subject to solicitor's verification).

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

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

No third party photographs or video to be taken at the property.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV: CW12 4FL

