



Energy performance certificate (EPC)		
53 Walter Avenue Congleton CW12 4FF	Energy rating B	Valid until: 22 September 2032
Property type Detached house	Certificate number: 8372-6131-4479-1447-2222	
Total floor area 124 square metres		

Rules on letting this property

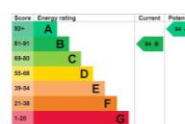
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords)

Energy rating and score

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

[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 50

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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53 Walter Avenue,
Somerford, Congleton,
Cheshire CW12 4FF

Selling Price: £415,000

- IMMACULATE FOUR BEDROOM DETACHED HOME
- CONTEMPORAY LIVING DINING KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE DUAL ASPECT LOUNGE
- LUXURY EN-SUITE TO MASTER BEDROOM & FAMILY BATHROOM
- ENCLOSED LOW MAINTENACE LANDSCAPED GARDEN
- DRIVEWAY WITH PARKING FOR TWO CARS.
- DETACHED SINGLE GARAGE
- LOCATED IN THE SOMERFORD GATE DEVELOPMENT

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

The property is located on the edge of Congleton, in the parish of Somerford and convenient for the bypass.

This particular house is known as 'The Bowyer' which has an attractive 'mock Tudor' façade with an attractive outlook from the lounge over a pond.

The property has been occupied for 18 months and is only for sale as the owners wish to emigrate. From our view, this house is better than a newly built property as the owners have sorted the 'snags' and upgraded the specification at a considerable expense with Karndean flooring, landscaped gardens, light fittings, curtains and blinds etc.

The accommodation briefly comprises entrance hallway, cloakroom, dual aspect lounge, dual aspect living/dining/kitchen with integrated quality appliances.

At first floor level, the central large landing allows access to three double bedrooms, with en-suite shower room to the master bedroom, a generous single bedroom and completing this floor, a family bathroom.

Externally to the rear is a driveway for two cars terminating at the detached single garage, and

enclosed garden with French double doors from the living/dining area.

The development is known as Somerford Gate and it has the advantage of being in the catchment area for very good schools of all ages and is only 5 miles from junction 17 of the M6.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Weather porch. Composite front door with double glazed opaque square window light and double glazed opaque side panels opening into:

ENTRANCE HALL : Stairs to first floor. Radiator. 13 Amp power points. Oak effect herringbone style Karndean floor. Doors to principal rooms. Door to:

CLOAKROOM W.C. : 'Roca' white suite comprising: Wash hand basin with mixer tap and low level W.C. Partly tiled walls. Radiator. Oak effect herringbone style Karndean floor.

LOUNGE 21' 4" x 11' 0" (6.50m x 3.35m): Dual aspect PVCu double glazed windows. Two radiators. 13 Amp power points. Oak effect herringbone style Karndean flooring.

OPEN PLAN LIVING DINING KITCHEN 21' 5" x 14' 6" (6.52m x 4.42m) into box bay: PVCu double glazed window. Attractive fitted Symphony New York 'Cashmere' hi-gloss kitchen eye level and base units with attractive contrasting preparation surfaces which extends creating a breakfast bar peninsula. Integral appliances are Zanussi & AEG comprising dishwasher,

fridge freezer, gas hob with extractor canopy over and three triple split level ovens, one incorporating microwave. Stainless steel single drainer 1.5 sink bowl inset with mixer tap. 13 Amp power points. Oak effect herringbone style Karndean Floor. PVCu double glazed box bay with French doors to garden aspect.

UTILITY ROOM 6' 8" x 6' 2" (2.03m x 1.88m): Composite opaque double glazed door to rear. Matching eye level and base units with the kitchen. Stainless steel single drainer sink bowl inset with mixer tap. Space and plumbing for washing machine. Concealed Logic gas central heating boiler. Radiator. 13 Amp power points. Door to understairs storage. Oak effect herringbone style Karndean floor.

First Floor :

LANDING : PVCu double glazed window. Radiator. 13 Amp power points. Door to cupboard housing high pressure water cylinder. Door to over stairs cupboard. Doors to principal rooms.

BEDROOM 1 11' 5" x 9' 4" (3.48m x 2.84m) plus door recess : PVCu double glazed window. Radiator. 13 Amp power points. Door to:

EN-SUITE : PVCu double glazed opaque window. 'Roca' white suite comprising: Low level W.C, pedestal wash hand basin with mixer tap and double sized shower enclosure with glass doors. Radiator. Oak effect herringbone style Karndean flooring.

BEDROOM 2 10' 7" x 8' 7" (3.22m x 2.61m) plus door recess: Dual aspect PVCu double glazed windows with a view over the pond. Radiator. 13 Amp power points.

BEDROOM 3 11' 6" x 10' 4" (3.50m x 3.15m): PVCu double glazed window. Radiator. 13 Amp power points.

BEDROOM 4 9' 7" x 8' 5" (2.92m x 2.56m): PVCu double glazed window. Radiator. 13 Amp power points.

BATHROOM : PVCu double glazed opaque window. 'Roca' white suite comprising: Low level W.C., wash hand basin with mixer tap and panelled bath with shower and glass screen over. Chrome centrally heated towel radiator. Partly tiled walls. Oak effect herringbone style Karndean flooring.

Outside :

REAR : Enclosed by wall and timber fencing. Patio area with artificial lawn and feature white chipping borders. Timber decking. Outside tap. Outside lighting. Gate to rear driveway & garage.

GARAGE 20' 6" x 10' 10" (6.24m x 3.30m): Up and over door. Power and light. Electric car charging point.

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: E

DIRECTIONS: SATNAV: CW12 4FF

