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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

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## Energy performance certificate (EPC)

61, Naseby Road CONGLETON CW12 4QX	Energy rating <b>D</b>	Valid until: 16 December 2029
		Certificate number: 8090-6267-9829-4296-4213

Property type: Semi-detached bungalow

Total floor area: 52 square metres

### Rules on letting this property

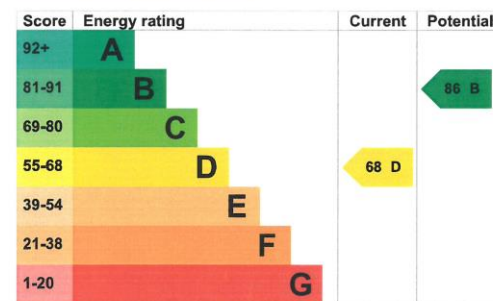
Properties can be let if they have an energy rating from A to E.

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

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/8090-6267-9829-4296-4213>

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**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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**61 Naseby Road**  
Congleton, Cheshire CW12 4QX

**Selling Price: £260,000**

- SEMI DETACHED BUNGALOW ON GOOD SIZED CORNER PLOT
- TWO DOUBLE BEDROOMS
- CONSERVATORY
- GARDEN TO THREE SIDES
- DOUBLE WIDTH DRIVEWAY WITH SINGLE GARAGE
- POPULAR WEST HEATH AREA
- NO CHAIN



## Charming Semi-Detached Bungalow in West Heath.

### Key Features:

- No upward chain
- Potential for extension (subject to planning)
- Corner plot with generous front, rear and side gardens and double width driveway
- Prime location in West Heath
- Two double bedrooms
- Fitted dining kitchen, lounge, and shower room
- Conservatory
- Single garage
- Gas central heating and double glazing

This well-maintained, freshly decorated and carpeted semi-detached bungalow offers a comfortable and convenient lifestyle.

The spacious layout includes two double bedrooms, a fitted dining kitchen, a lounge, a shower room, and a conservatory.

Outside, the property boasts generous wrap around gardens, a double width driveway, and a single garage.

The prime location in West Heath offers easy access to local amenities, schools, and beautiful outdoor spaces.



### Enjoy the Best of West Heath Living:

West Heath is a popular suburb known for its convenient location and family-friendly atmosphere. The area offers a range of amenities, including shops, restaurants, and recreational facilities. The nearby West Heath Shopping Centre provides easy access to everyday essentials. The Quinta and Blackfirs primary schools, as well as Congleton High Academy, are all within walking distance, making this property ideal for families. The beautiful Back Lane Village Green and Astbury Mere Country Park offer plenty of opportunities for outdoor activities.

### Convenient Location:

The property is located within easy reach of the M6 motorway and Manchester Airport, providing excellent transportation links. Regular bus routes connect West Heath to Congleton town and surrounding areas.

### Don't miss this opportunity to own a charming and well-maintained home in a desirable location.

**The accommodation briefly comprises**  
(all dimensions are approximate)

#### MAIN SIDE ENTRANCE :

**L SHAPED HALL :** Single panel central heating radiator. 13 Amp power points. Access to roof space.



**LOUNGE 14' 4" x 11' 0" (4.37m x 3.35m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Living flame coal effect gas fire set on polished stone hearth and back.

**KITCHEN 9' 9" x 9' 0" (2.97m x 2.74m):** PVCu double glazed window to front aspect. Extensive range of white panel fronted eye level and base units having granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in stainless steel 4-ring gas hob with built-in electric oven/grill with integrated extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Single panel central heating radiator. Cupboard housing wall mounted Vaillant gas combi boiler.

**BEDROOM 1 REAR 12' 10" x 11' 0" (3.91m x 3.35m):** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR 8' 11" x 8' 0" (2.72m x 2.44m):** Single panel central heating radiator. 13 Amp power points. PVCu double glazed sliding patio door to conservatory.

**CONSERVATORY 10' 2" x 9' 1" (3.10m x 2.77m):** Brick built base with PVCu double glazed upper panels with triple polycarbonate roof over. Single panel central heating radiator. Grey tiled floor. PVCu double glazed door to outside.

**SHOWER ROOM 5' 7" x 5' 5" (1.70m x 1.65m):** Low voltage downlighters inset. PVCu double glazed window to side aspect. Low level W.C. Pedestal wash hand basin. Corner shower cubicle with mains fed shower. Chrome centrally heated towel radiator.

#### Outside :

**FRONT :** The gardens wrap around to the front and side comprising mainly of lawns, paved pathways and mature boundary hedgerow and flower borders.

**REAR :** Wide block paved pathway. The rear garden with lawns with paving and mature hedgerow with space for timber garden shed. Gated access to the front.



**DETACHED GARAGE 16' 2" x 8' 3" (4.92m x 2.51m):** Up and over door. Double width driveway for 2 cars.

**TENURE :** Freehold (subject to solicitors verification).

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

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

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

**DIRECTIONS:** SATNAV: CW12 4QX

