



Energy performance certificate (EPC)	
108 Park Lane CONGLETON CW12 3DE	Energy rating: B Valid until: 7 February 2034 Certificate number: 9587-3834-2052-4794-7264
Property type	Semi-detached house
Total floor area	113 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 conditions and requirements https://www.gov.uk/guidance/landlords-on-the-conditions-and-requirements-for-energy-efficiency-standards-landlords .	
Energy rating and score	
This property's energy rating is B. 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.	
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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108 Park Lane
Congleton, Cheshire CW12 3DE

Selling Price: £310,000

- FOUR BEDROOM SEMI DETACHED FAMILY HOME
- LOUNGE THROUGH DINING ROOM & CONSERVATORY
- BREAKFAST KITCHEN
- OFFICE & SEPARATE UTILITY
- FAMILY BATHROOM
- BLOCK PAVED DRIVEWAY WITH PARKING FOR THREE CARS
- EXTENSIVE SOUTH FACING GARDENS
- EPC RATING 'B'. SOLAR PANELS INSTALLED. FAVOURABLE FEED IN TARIFF
- CLOSE TO RAILWAY STATION, SHOPS AT HIGH TOWN & OPEN COUNTRYSIDE

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR FANTASTIC INTERACTIVE 360 TOUR

NO CHAIN

A MATURE 4 BEDROOM FAMILY HOME ON THE PRESTIGIOUS PARK LANE COMPLEMENTED WITH 75' LONG SUN-SOAKED REAR GARDENS. A LOVELY, LOVELY HOME OF WHICH THE FORTUNATE NEW OWNERS ARE SURE TO BE PROUD.

SOLAR PANELS INSTALLED IN 2011. FAVOURABLE FEED IN TARIFF THROUGH TO 2036. INCOME GENERATING APPROX £1,800 DURING 2023.

OPEN PLAN LIVING WHICH ENCAPSULATES THE LOUNGE THROUGH DINING ROOM AND CONSERVATORY. SEPARATE BREAKFAST KITCHEN. FOUR BEDROOMS, FAMILY BATHROOM AND WC. OFFICE AND SEPARATE UTILITY.

ATTRACTIVE BLOCK PAVED DRIVEWAY. REAR TERRACE.

EXTENSIVE SOUTH FACING GARDENS. FULL PVCU DOUBLE/TRIPLE GLAZING AND GAS CENTRAL HEATING.

PRESTIGIOUS LOCALITY. EASY WALK TO RAILWAY STATION, SHOPS AT HIGH TOWN AND OPEN COUNTRYSIDE.

Park Lane is a pleasant and prestigious locality and boasts a mix of characterful housing. It borders on the highly sought after Mossley area of Congleton, just a stone's throw from Congleton Train Station. You can walk to the shopping parade at Hightown and the respected Mossley C of E School is close by. Congleton Town Centre is less than a mile away.

Mossley borders some beautiful countryside which can easily be accessed from this location. Local attractions include the Macclesfield Canal, Biddulph Valley Way Nature

Trail and Congleton Edge. There are also two golf courses and public houses nearby.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene.

Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links:

- Immediate access to A34 and the Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Congleton is a 10-minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.
- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads.
- Congleton's own railway station is 250 metres away, and provides frequent services to Manchester and to Stoke.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

RECEPTION HALL : Cloaks cupboard. Door to office.

OFFICE 10' 2" x 9' 10" (3.10m x 2.99m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. BT point.

LOUNGE THROUGH DINING ROOM 23' 9" x 11' 7" (7.23m x 3.53m): PVCu double glazed window to front aspect. Two double panel central heating radiators. Colonial style gas fire. 13 Amp power points. Stairs to first floor. PVCu double glazed sliding patio door to:

CONSERVATORY 13' 0" x 9' 8" (3.96m x 2.94m): Brick built base with PVCu double glazed upper panels. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors opening into the rear.

BREAKFAST KITCHEN 11' 10" x 11' 4" (3.60m x 3.45m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Contemporary eye level and base units in 'Dove Grey' having corian style preparation surfaces over, with stainless steel 1.5 bowl sink unit inset, with chrome mixer tap. Built in NEFF 4 ring electric induction hob with modern Elica extractor hood over. Built in NEFF fan assisted electric oven/grill with combination microwave above and warming drawer. Integrated fridge and freezer. Tall larder cupboard. Pull-out larder cupboard. Corian surface continuing as a breakfast bar with seating for 4. Deep recessed under stairs store cupboard. PVCu double glazed door to side.

First Floor : Return stairs with PVCu triple glazed window to side aspect at 1/2 landing.

GALLERIED LANDING : Access to roof space.

ROOF SPACE : Majority boarded with light and inverter for solar panels.

SEPARATE CLOAKROOM : PVCu double glazed window to rear aspect. Low level W.C.

BEDROOM 1 FRONT 12' 6" x 11' 8" (3.81m x 3.55m): PVCu triple glazed window to front aspect with views towards the Bosley Cloud. Single panel central heating radiator. 13 Amp power points.



BEDROOM 2 REAR 11' 0" x 9' 9" (3.35m x 2.97m): PVCu double glazed window to rear aspect. Built-in cupboards, drawers, a wardrobe, a desk and shelving. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 9' 11" x 9' 8" (3.02m x 2.94m): PVCu double glazed window to front aspect with views towards the Bosley Cloud. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 8' 9" x 8' 6" (2.66m x 2.59m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 10" x 6' 6" (2.08m x 1.98m): PVCu triple glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with chrome thermostatically controlled mains fed shower over. Wall mounted centrally heated towel radiator. Shower boarding to 3 walls. Built in linen cupboard.

Outside :

FRONT : Block paved driveway for 3 cars. Small lawned area. Gated access to rear.

SIDE : Access to:

UTILITY 9' 11" x 6' 2" (3.02m x 1.88m): Wall mounted Glow Worm gas central heating boiler. Space & plumbing for washing machine. 13 Amp power points. PVCu double glazed door to outside.

REAR : Adjacent to the rear of the property is a generous paved terrace seating area beyond which are long level lawned gardens with damson, greengage and plum fruit trees and 2 garden sheds. All encompassed with mature boundary hedgerow.

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:** D

DIRECTIONS: SATNAV CW12 3DE

