



Total area: approx. 1392.2 sq. feet

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. (Plan produced using PlanIt).

Energy performance certificate (EPC)	
<p>2023/05/10/14</p> <p>Energy performance certificate (EPC) - Find an energy certificate - GOV.UK</p>	<p>17 March 2023</p> <p>110 square metres</p> <p>110 square metres</p>
<p>Energy rating: <b>D</b></p> <p>Certificate number: 110/012/27/10/000/01/06</p>	<p>Property type: Semi-detached house</p>
<p><b>Rules on letting this property</b></p> <p>Properties can be let if they have an energy rating from A to E.</p> <p>You can read guidance for landlords on the regulations and exemptions: <a href="https://www.gov.uk/guidance/landlords-on-the-energies-efficiency-labeling-requirements">https://www.gov.uk/guidance/landlords-on-the-energies-efficiency-labeling-requirements</a></p>	
<p><b>Energy rating and score</b></p> <p>This property's energy rating is D. It has the potential to be B.</p> <p>See how to improve this property's energy efficiency.</p>	
<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales, the average energy rating is D, the average energy score is 60.</p>	

https://www.gov.uk/guidance/landlords-on-the-energies-efficiency-labeling-requirements

**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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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**106 Park Lane**  
Congleton, Cheshire CW12 3DE

**Selling Price: Offers in Excess of £310,000**

- WELL PRESENTED 4 BEDROOM SEMI DETACHED FAMILY RESIDENCE
- OPEN PLAN LIVING: LOUNGE, DINING ROOM & SUN ROOM
- BREAKFAST KITCHEN
- 75FT SOUTH FACING REAR GARDENS & TERRACE SEATING AREA
- LARGE INTEGRAL GARAGE
- ATTRACTIVE COBBLED DRIVEWAY
- PRESTIGIOUS PARK LANE LOCALITY



## FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*WATCH OUR INTERACTIVE 360 TOUR\*\*\*

A HOME THAT JUST QUITE SIMPLY MAKES YOU SMILE! NOT FORGETTING THE 75' LONG SUN SOAKED REAR GARDENS. A LOVELY, LOVELY HOME WHICH THE FORTUNATE NEW OWNERS WILL SURE TO BE PROUD OF.

OPEN PLAN LIVING WHICH ENCAPSULATES THE LOUNGE, DINING ROOM AND SUN ROOM. SEPARATE BREAKFAST KITCHEN. FOUR BEDROOMS, FAMILY BATHROOM AND WC. j

LARGE INTEGRAL GARAGE. ATTRACTIVE COBBLED DRIVEWAY. REAR TERRACE.

EXTENSIVE LANDSCAPED SOUTH FACING GARDENS.

FULL PVCU DOUBLE 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 just a short drive 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 soon to be completed 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 expresses to Manchester, and regular connections to Stoke on Trent and beyond.

### The accommodation briefly comprises

(all dimensions are approximate)

Composite panelled door with double glazed upper panels to :

ENTRANCE PORCH : Double glazed glass roof. Timber panelled door.

LOUNGE THROUGH DINING ROOM 23' 10" x 12' 0" (7.26m x 3.65m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature wood burning stove and stone hearth. Engineered solid oak floor. Recessed area with return stairs to first floor. Large squared off opening.

SUN ROOM 12' 1" x 10' 2" (3.68m x 3.10m): PVCu double glazed window to side aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Engineered solid oak floor. PVCu double glazed French doors to rear garden.

BREAKFAST KITCHEN 11' 10" x 11' 3" (3.60m x 3.43m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Solid wood painted panel fronted eye level and base units having quartz effect preparation surfaces over having ceramic one and a half bowl sink unit inset with chrome mixer tap. Built in 4 ring halogen hob with extractor hood over and fitted NEFF electric oven/grill. Dishwasher. PVCu double glazed picture door to side aspect. Recessed understairs pantry.

First Floor :

LANDING : Return staircase to first floor with PVCu double glazed window at half landing. Access to roof space. Doors to principle rooms.

BEDROOM 1 FRONT 12' 5" x 12' 1" (3.78m x 3.68m): PVCu double glazed window to front aspect with stunning views of The Cloud and surrounding Countryside. Single panel central heating radiator. 13 Amp power points. Extensive range of fitted bedroom furniture comprising: two double wardrobes, central dressing table and corner shelving.

BEDROOM 2 REAR 11' 1" x 10' 2" (3.38m x 3.10m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 10' 1" x 9' 8" (3.07m x 2.94m): PVCu double glazed window to front aspect with stunning views of The Cloud and surrounding Countryside. Double panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 8' 9" x 8' 4" (2.66m x 2.54m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

SEPARATE W.C. : PVCu opaque double glazed window to rear aspect. Ceramic wash hand basin and W.C.

BATHROOM 7' 0" x 6' 7" (2.13m x 2.01m): PVCu double glazed window to side aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with chrome mixer tap, glass shower screen and Mira sport electric shower over. Double panel central heating radiator. Marble effect tiled floor. Airing cupboard housing lagged hot water cylinder and linen shelves above.

Outside :

FRONT : Driveway laid with brick cobbles and providing parking for 2 vehicles. Decorative slate chipping laid area.

INTEGRAL GARAGE 17' 8" x 10' 2" (5.38m x 3.10m) Internal measurements: Up and over door. Power and light. Wall mounted Worcester gas central heating boiler. Space and plumbing for washing machine, tumble dryer and fridge. Timber framed and glazed personal door.

REAR : Predominantly south facing gardens with block paved terrace seating area, beyond which are the landscaped gardens extending to 75ft in length. with shaped lawns, well stocked flower borders and pathway to the rear of the garden with space for garden shed.

TENURE : Freehold (subject to solicitors' 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 Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 3DE

