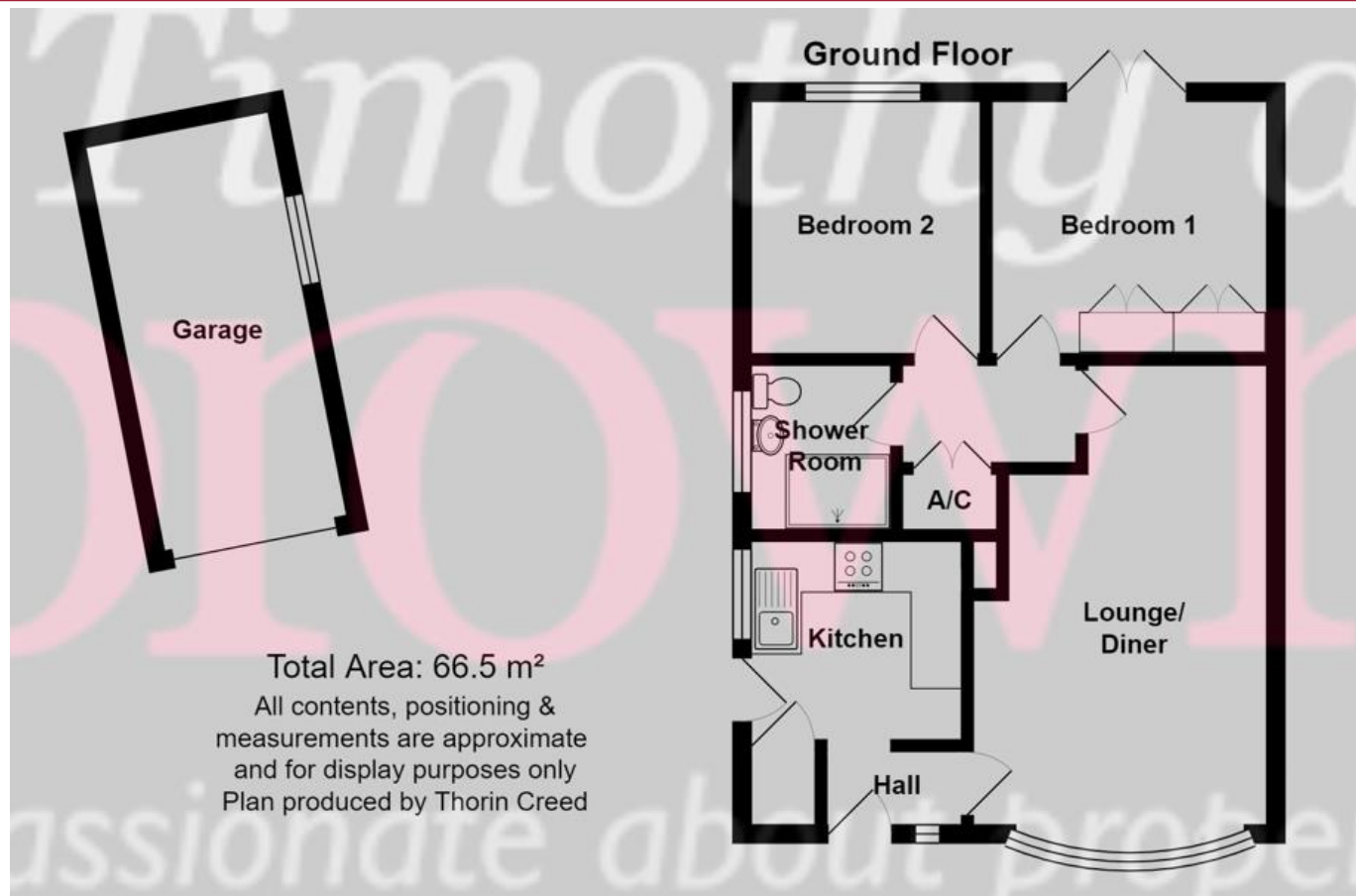


Timothy a brown



Energy performance certificate (EPC)			
29 Coniston Avenue CONGLETON CW12 4LY	Energy rating D	Valid until:	20 October 2034
		Certificate number:	2299-3943-5200-9244-1200

Property type	Semi-detached bungalow
Total floor area	55 square metres

Rules on letting this property

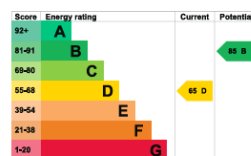
Properties can be let if they have an energy rating from A to E.

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

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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Timothy a brown

www.timothyabrown.co.uk

29 Coniston Avenue
Congleton, Cheshire CW12 4LY

Selling Price: £215,000

- SPACIOUS SEMI DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- FITTED KITCHEN, LOUNGE/DINER & SHOWER ROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- PRIVATE DRIVEWAY FOR OFF ROAD PARKING
- GENEROUS SIDE & REAR GARDENS
- POPULAR WEST HEATH LOCALITY CLOSE TO AMENITIES
- NO CHAIN

Charming Semi-Detached Bungalow with Potential

NO UPWARD CHAIN

Discover this spacious semi-detached bungalow, offering a fantastic opportunity for modernisation and potential expansion (subject to planning permission). Enjoy a prime location in the sought-after West Heath area, with easy access to amenities and excellent schools.

Key Features:

- **Spacious Layout:** Two double bedrooms, a fitted kitchen, a lounge/dining room, and a shower room.
- **Outdoor Space:** Generous side and rear gardens, perfect for outdoor living.
- **Parking:** Private driveway for off-street parking.
- **Modern Amenities:** Full gas central heating via newly installed boiler and PVCu double glazing.

Prime Location:

- Nestled in the popular West Heath area, within walking distance of The Quinta and Blackfirs primary schools and Congleton High Academy.
- Enjoy convenient access to the West Heath Shopping Centre, offering a variety of shops and restaurants.
- Benefit from easy access to the M6 motorway and Manchester Airport.
- Take advantage of the recently completed Congleton link road, improving connectivity to surrounding areas.

Don't miss this chance to create your dream home in this desirable location.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL : Single panel central heating radiator.

KITCHEN 7' 9" x 8' 3" (2.36m x 2.51m): PVCu double glazed window to side aspect. Laminate fronted eye level and base units having roll edge Formica preparation surfaces over with stainless steel single drainer sink unit inset. Space for slot in electric cooker. Space for fridge freezer. Space and plumbing for washing machine. Tiled to splashbacks. PVCu double glazed door to side aspect. Pantry cupboard housing wall mounted and newly installed gas central heating boiler.

LOUNGE/DINER 18' 0" x 11' 7" (5.48m x 3.53m): PVCu double glazed window to front aspect. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Colonial style gas fire with pine fire surround.

INNER HALL : Airing cupboard with lagged hot water cylinder. Access to roof space.

BEDROOM 1 REAR 11' 0" x 10' 0" (3.35m x 3.05m): Range of fitted bedroom furniture. 13 Amp power points. Single panel central heating radiator. PVCu double glazed French doors to rear garden.

BEDROOM 2 REAR 9' 11" x 9' 1" (3.02m x 2.77m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 6' 7" x 5' 6" (2.01m x 1.68m): PVCu double glazed window to side aspect. Low level W.C. Pedestal wash hand basin. Separate shower cubicle housing an electric shower. Single panel central heating radiator. Half tiled walls.

Outside :

FRONT : Driveway providing off road parking. Lawned garden with flower beds and mature hedgerow. Gates access to rear.

REAR : Lawned gardens to the side with paved pathway to the main rear garden extensively laid with a paved terrace beyond which are further lawns.

GARAGE 15' 6" x 8' 0" (4.72m x 2.44m) internal measurements: Concrete sectional. Up and over door. (In need of repair).

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: B

DIRECTIONS: SATNAV: CW12 4LY

