

Energy performance certificate (EPC)			
10 Silvergate Court CONGLETON CW12 3BJ	Energy rating  <b>D</b>	Valid until:	5 August 2034
		Certificate number:	4000-8657-0822-3402-3843
Property type		Detached house	
Total floor area		156 square metres	

#### Rules on letting this property

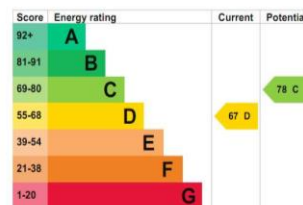
Properties can be let if they have an energy rating from A to E.

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 C.

[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

**10 Silvergate Court,**  
Mossley, Congleton, Cheshire CW12 3BJ

**Selling Price: Offers Over**  
**£420,000**

- STUNNING & SPACIOUS TWO BEDROOM DORMER STYLE RESIDENCE
- MODERNISED & ADAPTABLE LIVING ACCOMMODATION
- STYLISH BREAKFAST KITCHEN, CONSERVATORY & DINING ROOM
- LUXURY SHOWER ROOM & EN-SUITE BATHROOM
- DOUBLE WIDTH DRIVEWAY PROVIDING AMPLE PARKING
- SUBSTANTIAL INTEGRAL GARAGE
- LOW MAINTENANCE, PRIVATE & ENCLOSED REAR GARDENS
- PRESTIGIOUS MOSSLEY CUL-DE-SAC
- NO CHAIN



Your Mossley Sanctuary Awaits: A Stunning, Chain-Free Retreat.

Imagine yourself in this truly exceptional, detached residence – a home that effortlessly blends style, versatility, and an enviable location. Offered with NO ONWARD CHAIN, this property isn't just a house; it's a lifestyle upgrade. Nestled on a private plot at the head of a prestigious Mossley cul-de-sac, this immaculate home has been meticulously improved and awaits its discerning new owner. Picture yourself just moments from the tranquil Macclesfield Canal, the convenient railway station, and the vibrant amenities of both Hightown and the town centre. Step inside and prepare to be wowed:

- The Heart of the Home: A show-stopping social kitchen, designed for both culinary inspiration and unforgettable gatherings with friends and family. This is where memories are made.
- Adaptable Living Spaces: Generous, perfectly proportioned rooms flow seamlessly throughout the ground floor including a luxurious shower room.
- A Private Upstairs Haven: Two double bedrooms await on the first floor, each offering a peaceful retreat, the master complemented by a stylish en-suite bathroom.



- Effortless Parking & Storage: A double-width driveway provides ample off-road parking and leads to a substantial integrated garage – perfect for vehicles, hobbies, or even future expansion.
- Outdoor Tranquillity: Step out into a beautifully landscaped rear garden, predominantly laid to flagstones with thoughtfully chosen perimeter beds and borders. It's a private oasis, designed for relaxation and easy maintenance.

This isn't just a property; it's an opportunity to embrace a truly exceptional lifestyle. Don't miss your chance to experience the magic of this Mossley masterpiece. Contact us today to schedule your private viewing and discover the home you've been dreaming of.

The accommodation briefly comprises:  
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

RECEPTION HALL 18' 0" x 8' 7" (5.48m x 2.61m) : Low voltage downlighters inset. Contemporary style wall mounted radiator. Oak effect Karndean herringbone style floor. Oak skirting boards and architraves. 13 Amp power points. Stairs to first floor with rustic style handrail and spindles.

LOUNGE 20' 11" x 13' 10" (6.37m x 4.21m) : PVCu double glazed bow window to front aspect and side window. Exposed beam effect to ceiling. Two contemporary style radiators. 13 Amp power points. Exposed stone fireplace with cast iron wood burner set on stone hearth.



DINING ROOM : 12' 5" x 12' 0" (3.78m x 3.65m) : PVCu double glazed window to rear aspect. Contemporary style wall mounted radiator. 13 Amp power points. Contemporary wall flush log effect gas fire. Oak effect Karndean floor.

LUXURY SHOWER ROOM 7' 2" x 6' 10" (2.18m x 2.08m) : PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C. with concealed cistern, ceramic wash hand basin set in vanity unit with cupboard below and walk-in shower cubicle with glass screen and electronic thermostatically controlled shower. Contemporary style radiator. Tiled walls and floor.

OPEN PLAN BREAKFAST KITCHEN 20' 4" x 15' 9" (6.19m x 4.80m) :

Kitchen Area 15' 10" x 9' 9" (4.82m x 2.97m) : PVCu double glazed dual aspect windows. Low voltage downlighters inset. Modern eye level and base units in 'Royal Blue' having quartz preparation surfaces over with preformed drainer having sink unit inset in matt black, with mixer tap. Built in Bosch electric oven/grill. Integrated dishwasher and fridge. Central island with quartz surface having inset induction hob with built in extractor, cupboards and drawers beneath incorporating breakfast bar providing seating for three. Contemporary style radiator. Door to integral garage.

Breakfast Area 11' 9" x 9' 3" (3.58m x 2.82m) : Low voltage downlighters inset. Oak effect Karndean floor. Large squared off opening to :

CONSERVATORY 13' 2" x 7' 10" (4.01m x 2.39m) : Brick built base with PVCu double glazed upper panels and triple polycarbonate roof over. Two contemporary style wall mounted radiators. 13 Amp power points. Door to garden.

First Floor :

LANDING : Deep recessed airing cupboard with pressurised hot water cylinder.



BEDROOM 1 11' 4" x 13' 0" (3.45m x 3.96m) extending to 17' 0" plus corridor. : Angular ceiling. PVCu double glazed window to front aspect. Velux roof lights. Double panel contemporary style radiator. 13 Amp power points. Under eaves storage. Large recessed double wardrobe.

L-SHAPED EN-SUITE 11' 10" x 7' 0" (3.60m x 2.13m) : Sloping ceiling. Velux roof lights Freestanding bath. Low level W.C. Wash hand basin set in vanity unit. Wall mounted heater. Partially tiled walls and floor.

BEDROOM 2 14' 0" x 9' 8" (4.26m x 2.94m) to wardrobes (some restricted headroom) : PVCu double glazed window to front aspect. Contemporary style radiator. 13 Amp power points. To one wall is a bank of wardrobes with mirrored sliding doors.

Outside :

FRONT : Expansive and attractive cobble effect double width driveway with parking for 3/4 vehicles, which then terminates at the integral garage. Low maintenance landscaped garden areas.

REAR : Private and fully paved. Encompassed with a mixture of timber fencing and mature hedgerow.

INTEGRAL GARAGE 17' 3" x 9' 4" (5.25m x 2.84m) internal measurements : Electric up and over door. Power and light. Vaillant wall mounted central heating boiler. Personal door.

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.

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3BJ

