



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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email:



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

www.timothyabrown.co.uk

5 Chaffinch Close
Congleton, Cheshire CW12 3FE

Selling Price: Offers in Excess of £410,000

- WELL PRESENTED EXECUTIVE DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- MODERN BREAKFAST KITCHEN
- FOUR BEDROOMS / TWO BATHROOMS
- DOUBLE WIDTH DRIVEWAY & INTEGRAL GARAGE
- ENCLOSED REAR GARDEN WITH PATIO & LAWN
- POPULAR DEVELOPMENT IN A GREAT LOCATION
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

A well appointed and up dated detached executive home situated in a convenient well established and popular residential area close to the town centre and also within walking distance of Congleton railway station and also countryside and canal side walks.

The property was built some years ago by the reputable developers McLean Homes, which has PVCu double glazing, gas central heating from a replacement boiler and the bathroom, en suite, downstairs W.C., and kitchen have been updated.

The well presented internal accommodation comprises: hall with keypad to burglar alarm, door to garage, W.C., lounge to rear with box bay window, dining room, fitted breakfast kitchen with integrated appliances to the ground floor.

At first floor level the central landing allows access to four bedrooms, the master having an ensuite and finally a family bathroom.

Externally to the front is a double width driveway terminating at the electric garage door with lawn and rockery garden.

To the rear it is fully enclosed with patio and lawn with steps up to the further terrace lawn area.

We recommend an early viewing to appreciate the merits of this family home.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Open porch with tiled step and PVCu double glazed window and composite 'Rockdoor' front door to hall.

HALL : Quality timber effect floor. Stairs. Burglar alarm keypad. Radiator. Door to garage. Doors to other ground floor rooms.

SEPARATE W.C. : White suite comprising W.C. set in vanity unit with granite effect laminated surfaces and wash hand basin set in vanity unit. Quality timber effect floor. Radiator.

LOUNGE 15' 1" x 11' 10" (4.59m x 3.60m) x 14'3" into bay: Feature fireplace with coal effect electric fire. Radiator. PVCu double glazed attractive box bay window and PVCu double glazed french doors to patio.

DINING ROOM 8' 8" x 9' 10" (2.64m x 2.99m) x 12'3" max into bay: PVCu double glazed box bay window. Quality timber effect flooring. Radiator.

BREAKFAST KITCHEN 16' 9" x 8' 2" (5.10m x 2.49m): PVCu double glazed window. Door to outside. Fitted with quality high gloss matching base and eye level units. Wood effect laminated surfaces. One and a half bowl sink with mixer tap. 5-ring gas hob with extractor canopy over and split level double oven. Integrated dishwasher, washing machine, fridge and freezer. Tiled splashbacks. Under unit lights. Slate effect flooring. Built-in breakfast bar.

First Floor :

LANDING : Access to roof space via pull down ladder. Door to cylinder cupboard. Radiator. Doors to:

BEDROOM 1 FRONT 12' 0" x 11' 8" (3.65m x 3.55m) plus recess area: Two PVCu double glazed windows. Two fitted recessed wardrobes. One fitted 6 drawer chest. One fitted 4 drawer chest. Feature TV. alcove. Radiator.

EN SUITE : PVCu double glazed opaque window to side aspect. White suite comprising low level W.C. and wash hand basin set in vanity unit. Tiled shower enclosure. Chrome heated towel rail/radiator. Illuminated mirrored wall cabinet. Part tiled walls. Tiled floor.

BEDROOM 2 FRONT 12' 10" x 8' 11" (3.91m x 2.72m): PVCu double glazed window to front aspect. Feature alcove. Radiator.

BEDROOM 3 REAR 9' 8" x 9' 0" (2.94m x 2.74m): PVCu double glazed window to rear aspect. Radiator.

BEDROOM 4 REAR 9' 1" x 7' 8" (2.77m x 2.34m): PVCu double glazed window to rear aspect. Radiator.

BATHROOM : White suite comprising PVCu double glazed opaque window. W.C. and wash hand basin set in vanity unit, bath with shower and screen over. Chrome heated towel rail/radiator. Wall cabinet. Shaver point. Partly tiled walls. Tiled floor.

OUTSIDE :

FRONT : Double width tarmac driveway with shrubs, rockery and lawn to front garden.

SIDE : Paths to rear.

REAR : Fully enclosed, being teired having patio, lawn and steps up to further lawn with heather and shrub beds.

GARAGE 17' 10" x 7' 10" (5.43m x 2.39m): Electric vehicular access door. Power and light. Wall mounted gas central heating boiler.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV CW12 3FE

2/19/25, 2:15 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | Cymraeg

Energy performance certificate (EPC)

3 Clifton Close Congleton CW12 3FE	Energy rating D	Valid until 9 February 2028
	Certificate number 6340-2740-2420-2895-7811	

Property type: Detached house
Total floor area: 114 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 requirements and exemptions that freeholders and leaseholders must meet to provide energy efficiency information.

Energy rating and score

The property's energy rating is D. It has the potential to be C.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	80 C
39-54	E		
21-38	F		
1-20	G		

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-certificates/6340-2740-2420-2895-7811>

