

Energy performance certificate (EPC)			
34 Moss Road CONGLETON CW12 3BN	Energy rating  <b>D</b>	Valid until:	19 February 2035
		Certificate number:	0370-2341-3420-2095-4761
Property type		Detached house	
Total floor area		236 square metres	

#### Rules on letting this property

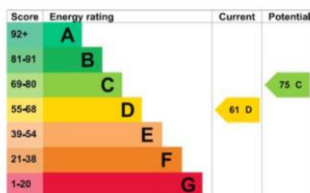
Properties can be let if they have an energy rating from A to E.

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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**Priors Hardwick, 34 Moss Road,**  
Congleton, Cheshire CW12 3BN

**Selling Price: £685,000**

- SPACIOUS EXECUTIVE DETACHED HOUSE
- FIVE BEDROOMS
- L-SHAPED LOUNGE/DINER
- FITTED DINING KITCHEN
- FAMILY BATHROOM. EN-SUITE SHOWER ROOM TO MASTER BEDROOM
- UTILITY ROOM. CLOAKROOM W.C.
- TWO GARAGES & AMPLE PARKING
- LARGE PLOT SET IN PRESTIGIOUS MOSSLEY LOCALITY

FOR SALE BY PRIVATE TREATY (Subject to contract)

Set in the prestigious and sought after area of Mossley and close to the picturesque village of Astbury. This executive detached house amounts to 2,540 SQ FT (236 SQ M) with open countryside adjoining the property to the side.

The property has gas fired central heating and wood burning stove in the lounge, inglenook fireplace with partial replacement PVCu double glazing.

The internal accommodation is very flexible and presently comprises porch, large reception hall with modern staircase, cloakroom W.C., large L-shaped lounge/diner with inglenook fireplace, large fitted dining kitchen, utility room and completing the ground floor accommodation is a very large bedroom with en-suite. Next to this is the large single garage which could be converted into an annexe.

At first floor level there is a large landing area providing a seating area and study area with doors to three double bedrooms with fitted cupboards and wardrobes, and bedroom four with connecting door to bedroom five which could be converted into a dressing room or en-suite.

Outside, the property is in a large plot compared to modern properties with a mature front boundary hedge lawn and large driveway terminating at the garage, paths to side lead to the rear having store, W.C. and brick built dog



kennel. The rear has a concrete patio, lawn and having a further detached brick built double garage with further parking and double vehicle access gates.

A property which must be viewed to appreciate its merits.

The accommodation briefly comprises:  
(all dimensions are approximate)

ENTRANCE : PVCu double glazed window and door to:

PORCH 10' 3" x 2' 10" (3.12m x 0.86m) : Quarry tiled floor with door to:

HALL : Large welcoming area. Attractive staircase. Radiator. Door to principal rooms.

CLOAKROOM W.C. : White suite comprising: Low level W.C. and wash hand basin. Partly tiled walls. Radiator.

LOUNGE/DINER :

Lounge Area 21' 2" x 15' 2" (6.45m x 4.62m) : Window to front aspect. Attractive inglenook fireplace with wood burning stove. French doors opening to rear patio and garden.

Dining Area 9' 0" x 8' 9" (2.74m x 2.66m) : Radiator. Serving hatch to dining kitchen.

DINING KITCHEN 10' 4" x 13' 2" (3.15m x 4.01m) : Window to side and rear. Oak fitted base and eye level units with laminate surfaces. Integrated appliances comprising gas hob, extractor over, oven below and split level double oven. Stainless steel single drainer 1.5 bowl sink unit inset. Space and plumbing for dishwasher. Space for fridge. Tiled splashbacks. Tiled floor.



Breakfast Area 11' 10" x 11' 0" (3.60m x 3.35m) : Feature brick fireplace (no chimney, flue available in corner). Service hatch into Lounge/Diner. Oak dresser matching kitchen units.

UTILITY 9' 9" x 6' 4" (2.97m x 1.93m) : Window to rear aspect. Fitted base units with stainless steel single drainer sink inset. Space and plumbing for washing machine. Space for tumble dryer and fridge freezer. Tiled splashbacks. Tiled floor. Wall mounted gas central heating boiler and programmer. Door to store cupboard with storage above. Door to outside.

BEDROOM 1 14' 0" x 21' 2" (4.26m x 6.45m) : Windows to front and rear aspects. Radiator.

EN-SUITE : White suite comprising: Low level W.C., pedestal wash hand basin and large shower enclosure. Fully tiled walls. Radiator. Fitted cupboards. Tiled floor.

First Floor :

LANDING : PVCu double glazed window to front aspect. Access to roof space. A large area with study area and seating area.

BEDROOM 2 FRONT 15' 0" x 14' 0" (4.57m x 4.26m) : Windows to front and side aspects. Radiator. Fitted wardrobe and cupboard.

BEDROOM 3 REAR 18' 3" x 10' 10" (5.56m x 3.30m) plus door recess : Windows to side and rear aspects. Radiator. Fitted wardrobes and cupboard.

BEDROOM 4 FRONT 14' 1" x 14' 1" (4.29m x 4.29m) : Window to front aspect. Radiator. Fitted wardrobes and cupboard. Door to:



BEDROOM 5 SIDE 12' 0" x 12' 3" (3.65m x 3.73m) : Window to side aspect. Radiator. Eaves storage. This could be converted to an en-suite or dressing room.

BATHROOM : Window to rear aspect. Suite comprising: Bath, low level W.C., bidet and pedestal wash hand basin. Separate shower enclosure. Two radiators. 3/4 tiled walls. Double doors to airing cupboard with shelving.

Outside :

FRONT GARAGE 19' 3" x 12' 1" (5.86m x 3.68m) : Large single garage. Electric up and over vehicle access door. Side window. Power, light and water.

SIDE : Brick built former dog pen. Gates to either side to rear garden.

REAR : Concrete patio with stone wall and steps up to the lawn garden. Double gates for vehicle access to parking area and double detached garage. Outside W.C. and wood store.

DOUBLE DETACHED GARAGE 19' 6" x 16' 7" (5.94m x 5.05m) : Brick under a tile roof. Windows and pedestrian door to side.

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: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3BN

