



Energy performance certificate (EPC)			
62 Obelisk Way CONGLETON CW12 4FY	Energy rating <b>C</b>	Valid until:	24 November 2034
		Certificate number:	6634-3429-6409-0015-4226

Property type	Detached house
Total floor area	136 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 C. 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](http://www.timothyabrown.co.uk)

**62 Obelisk Way,**  
Congleton, Cheshire CW12 4FY

**Selling Price: £499,950**

- EXQUISITE DETACHED FOUR BEDROOM HOME
- MODERN OPEN PLAN DINING KITCHEN
- TWO ADDITIONAL RECEPTION ROOMS
- STYLISH FAMILY BATHROOM & EN-SUITE TO MASTER BEDROOM
- TARMAC DRIVEWAY PROVIDING PARKING & INTEGRAL GARAGE
- ENCLOSED & LANDSCAPED REAR GARDEN
- CLOSE PROXIMITY TO SCHOOLS, SHOPS & AMENITIES
- HIGHLY SOUGHT AFTER WOODLANDS DEVELOPMENT



FOR SALE BY PRIVATE TREATY (Subject to contract)

Sun-Kissed Sanctuary: Your Dream Family Home Awaits on Obelisk Way.

Step into a world of light and space in this exquisite four-bedroom detached home, nestled on a coveted plot within the highly sought-after Obelisk Way.

Imagine:

- **Effortless Living:** A cleverly designed alteration seamlessly blends dining and kitchen spaces, creating a magnificent heart of the home perfect for family gatherings and entertaining.
- **Versatile Spaces:** Two additional reception rooms offer flexibility for work, play, or relaxation, catering to every family's needs.
- **Sun-Drenched Gardens:** A beautifully landscaped garden bathes in sunlight, offering multiple patio areas and lush lawns – your private oasis for summer days.
- **Unrivalled Convenience:** Stroll to Congleton Town Centre and West Heath, brimming with shops, restaurants, and amenities. Barn Road retail park and the charming Orange Tree restaurant are just moments away.
- **Family-Friendly Location:** Benefit from proximity to excellent primary and secondary schools, as well as superb transport links.
- **Privacy and Tranquillity:** Enjoy the peaceful seclusion of a rear garden, ensuring your family's privacy.



Inside, discover:

- A bright and airy living room with a charming bay window.
- A spacious family room, ideal for chilling out, or would easily suit as a work from home office
- A modern, open-plan dining and kitchen area, the true heart of the home.
- A practical utility room with garage access and a downstairs WC.
- Four generous bedrooms, each with fitted wardrobes, including a master suite with en-suite bathroom.
- A stylish family bathroom.

This is more than just a house; it's a haven for family living, a place where memories are made and cherished.

Don't miss the opportunity to make this exceptional property your own. Schedule your viewing today and experience the magic of Obelisk Way.

The accommodation briefly comprises:  
(all dimensions are approximate)

COVERED STORM PORCH : Brick built base with timber supports, with pitched roof.

ENTRANCE HALLWAY 16' 5" x 6' 4" (5.00m x 1.93m) max : Front door with PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Stairs to first floor with under stairs storage. Karndean wood effect flooring.

LOUNGE 18' 7" x 12' 8" (5.66m x 3.86m) into bay : PVCu double glazed walk-in bay window. Three wall light fittings. Two double panel central heating radiators. 13 Amp power points. TV point. Karndean wood effect flooring. Double doors to:



FAMILY ROOM/OFFICE 13' 1" x 9' 0" (3.98m x 2.74m) : PVCu double glazed windows and French doors to rear aspect. Double panel central heating radiator. 13 Amp power points. TV point. Karndean wood effect flooring.

OPEN PLAN DINING KITCHEN 26' 8" x 8' 6" (8.12m x 2.59m) :

Kitchen 11' 4" x 9' 3" (3.45m x 2.82m) : Low voltage downlighters inset. PVCu double glazed window to rear aspect. Fitted modern grey eye level and base units with ample preparation surfaces over having double drainer sink inset with mixer tap. Tiled splashbacks. Eye level double oven. 4 ring gas hob with extractor over. Integrated dishwasher and fridge. 13 Amp power points. Travertine tiled flooring. Door to utility. Large squared off opening to:

Dining Area 17' 5" x 8' 5" (5.30m x 2.56m) : PVCu double glazed window to front aspect. Space for large dining table and small sofa. Double panel central heating radiator. 13 Amp power points. Eye level TV point. Travertine tiled flooring.

UTILITY 8' 7" x 7' 3" (2.61m x 2.21m) : Loft access. PVCu double glazed window to side aspect. Eye level and base units matching with the kitchen with preparation surface over having double drainer sink unit inset, with mixer tap. Space and plumbing for washing machine and tumble dryer. Single panel central heating radiator. Wall mounted Potterton gas central heating boiler. Travertine tiled flooring. Door to integral garage. Door to rear garden.

INTEGRAL GARAGE 17' 6" x 7' 8" (5.33m x 2.34m) internal measurements : Up and over garage door. Power and light. Space to house a large fridge freezer. Great use for storage.

GUEST CLOAKROOM 5' 2" x 3' 6" (1.57m x 1.07m) : PVCu double glazed window to rear aspect. Low level W.C. with concealed cistern. Wash hand basin with mixer tap and cupboard below. Chrome centrally heated towel radiator. Half tiled walls. Karndean wood effect flooring.

First Floor :

GALLERIED LANDING 15' 2" x 6' 0" (4.62m x 1.83m) max : Loft access. PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Doors to principal rooms.

MASTER BEDROOM 12' 8" x 11' 4" (3.86m x 3.45m) into bay : PVCu double glazed walk-in bay window to front aspect. Two double built in wardrobes. Double panel central heating radiator. 13 Amp power points. Door to:



EN-SUITE 7' 1" x 3' 6" (2.16m x 1.07m) : PVCu double glazed window to side aspect. Stylish three piece suite comprising: Low level W.C., wash hand basin with mixer tap and storage below, and walk-in wet room style shower with sliding glass door with fitted rainfall shower head. Tiled splashbacks. Inset wall mounted mirrors. Chrome centrally heated towel radiator. Fully tiled walls and floor. Extractor fan.

BEDROOM TWO 12' 0" x 9' 4" (3.65m x 2.84m) : PVCu double glazed window to rear aspect. Built in wardrobe. Single panel central heating radiator. 13 Amp power points.

BEDROOM THREE 10' 0" x 8' 5" (3.05m x 2.56m) : PVCu double glazed walk-in bay window to front aspect. Built in wardrobe. Double panel central heating radiator. 13 Amp power points.

BEDROOM FOUR 9' 3" x 8' 10" (2.82m x 2.69m) : PVCu double glazed window to rear aspect. Built in wardrobe. Single panel central heating radiator. 13 Amp power points.

FAMILY BATHROOM 7' 1" x 6' 3" (2.16m x 1.90m) : PVCu double glazed window to rear aspect. Modern three piece suite comprising: Low level W.C., wash hand basin with mixer tap and storage below, and low level bath with mixer tap and mixer shower above including a fitted shower head and removable shower head with glass screen door. Tiled splashbacks. Chrome centrally heated towel radiator. Extractor fan. Tiled flooring.

Outside :

FRONT : Tarmac driveway providing off road parking as well as laid to lawn garden.

REAR : Beautifully landscaped with multiple paved patio areas and the rest is laid to lawn, the ideal space to enjoy the Summer months. The house is perfectly positioned and offered with a degree of privacy.

TENURE : Freehold (subject to solicitor's verification) with a management fee of £30 per annum.

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 4FY

