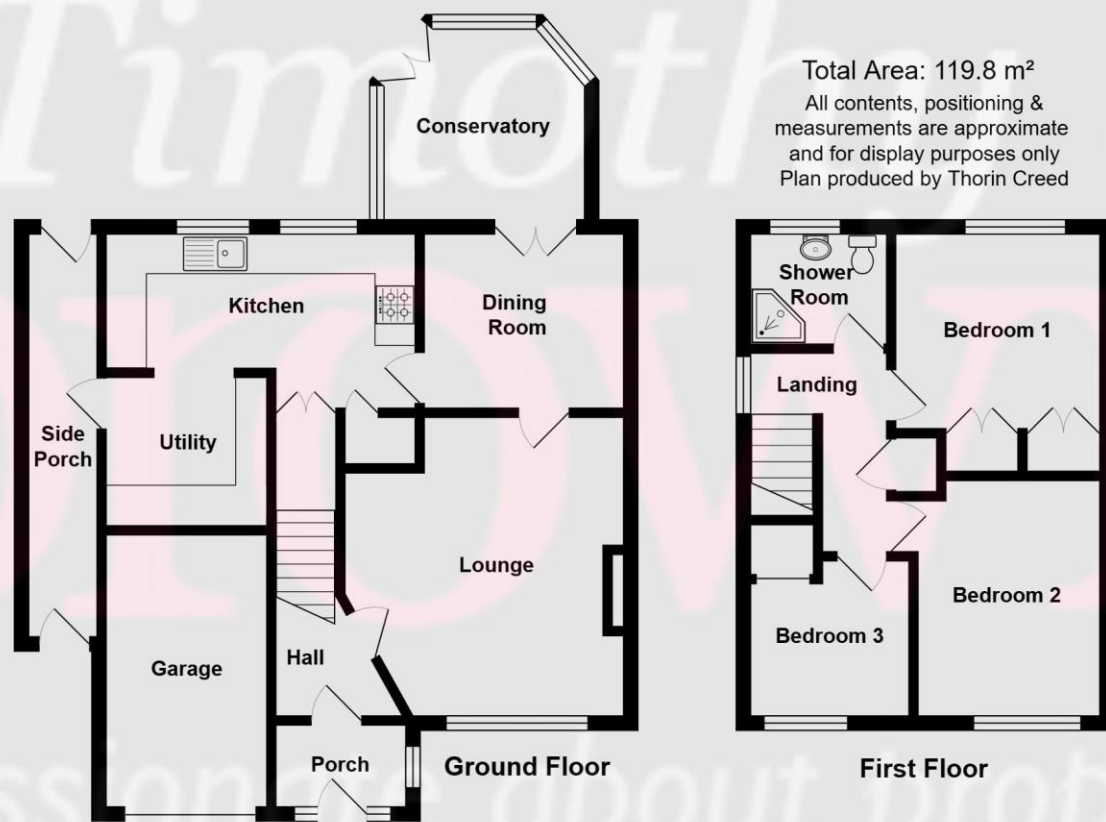


Timothy a brown



Total Area: 119.8 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



5 Copperhill Road
CONGLETON
CW12 3JG

Energy rating

D

Valid until:

24 March 2035

Certificate number:

2846-3048-5207-3095-2200

Property type

Detached house

Total floor area

90 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	64 D	79 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

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

5 Copperhill Road,
Congleton, Cheshire CW12 3JG

Offers in the Region Of £340,000

- THREE BEDROOM LINK DETACHED HOME
- LOUNGE, DINING ROOM & CONSERVATORY
- FITTED KITCHEN & SEPARATE UTILITY
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- DRIVEWAY PROVIDING AMPLE PARKING & INTEGRAL GARAGE
- LOW MAINTENANCE FRONT & REAR GARDENS
- OPEN COUNTRYSIDE VIEWS AT REAR
- EXCLUSIVE MOSSLEY LOCALITY

Properties on this road do not come up often. The home is located at the foot of Congleton Edge, one of the area's most beautiful and exclusive locations. The house backs onto open countryside with stunning views of the Edge, whilst still having the advantage of being walking distance to all amenities in the much sought-after village of Mossley. Mossley has an excellent primary school, shops, post office, salons, pubs, cafe, and a railway station.

The property has been maintained well on a structural basis and is in a perfectly liveable condition, but requires some internal updating and modernisation to achieve its full potential.

The gas centrally heated and PVCu double glazed accommodation comprises porch, hall, lounge, dining room, kitchen, utility room which could become a downstairs bathroom, and conservatory.

At first floor level the landing allows access to three bedrooms and former bathroom which has been converted to a shower room. Externally, it has been set out for ease of maintenance with the use of Riverstone hardstanding to the front and block brick drive terminating at the garage. The garage has excellent storage space above it, which

neighbours have converted to extend living space.

The rear has a flagged patio with Riverstone hardstanding. It has steps up to further flagged area abutting onto open countryside.

Congleton has good links to the M6 motorway and Manchester Airport.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE: PVCu double glazed front door to:

PORCH: 13 Amp power points. PVCu double glazed door to:

HALL: Dado rail. Radiator. 13 Amp power points. BT point. Stairs to first floor. Door to:

LOUNGE 14' 0" x 14' 10" (4.26m x 4.52m): PVCu double glazed window. Feature fireplace with inset coal effect fire. Radiator. 13 Amp power points. TV point. Door to:

DINING ROOM 10' 0" x 8' 7" (3.05m x 2.61m): Radiator. 13 Amp power points. Door to kitchen. PVCu double glazed window to:

CONSERVATORY 10' 0" x 9' 6" (3.05m x 2.89m): PVCu double glazed windows under polycarbonate roof. Tiled floor. French doors to rear.

KITCHEN 15' 6" x 8' 3" (4.72m x 2.51m): Two PVCu double glazed windows. Pine fitted eye level and base units with laminated preparation surfaces having 1.5 bowl sink unit inset. Tiled splashbacks. Gas hob with extractor over. Split level double oven. Dishwasher. Fitted pantry cupboards. Radiator. 13 Amp power points.

UTILITY 7' 6" x 7' 5" (2.28m x 2.26m): Laminated preparation surfaces to two sides. Space and plumbing for washing machine. 13 Amp power points. Quarry tiled floor. PVCu double glazed window to corridor leading to rear and front with PVCu double glazed doors to either end.

First Floor :

LANDING: PVCu double glazed window. Dado rail. Radiator. 13 Amp power points. Door to deep storage cupboard with access to roof space. Doors to all rooms.

BEDROOM 1 REAR 10' 2" x 9' 6" (3.10m x 2.89m): PVCu double glazed window. Radiator. Double fitted wardrobes. TV point.

BEDROOM 2 FRONT 12' 2" x 9' 2" (3.71m x 2.79m): PVCu double glazed window. Radiator. 13 Amp power points. TV point.

BEDROOM 3 FRONT 8' 0" x 7' 9" (2.44m x 2.36m): PVCu double glazed window. 13 Amp power points. TV point. BT point. Fitted storage over stairs bulkhead.

SHOWER ROOM: PVCu double glazed window. White suite comprising: Low level W.C., pedestal wash hand basin and shower enclosure. Chrome heated towel radiator. Fitted cupboard with shelving.

Outside :

FRONT : Block brick driveway terminating at the garage, landscaped with Riverstone.

SIDE : Passageway to rear.

REAR : Fully enclosed abutting onto open countryside landscaped to patio flags, railway sleeper borders and Riverstone circular feature. Steps up to a further flagged area. Timber shed. Outside light and tap.

GARAGE 14' 8" x 8' 0" (4.47m x 2.44m): Up and over vehicle access door. Power and light. Steps up to mezzanine storage area with power, light and gas central heating boiler.

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: D

DIRECTIONS: SATNAV CW12 3JG

