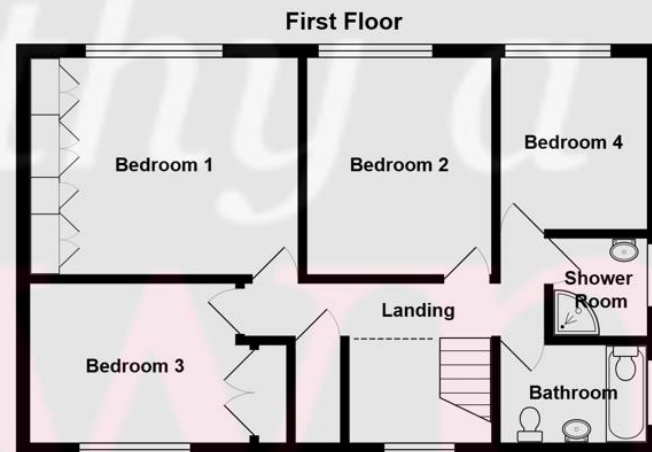
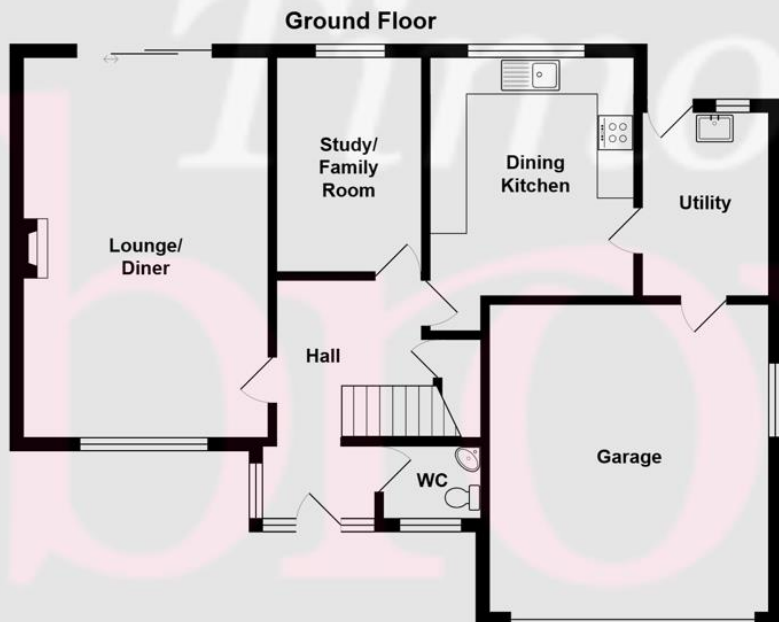


Timothy a brown



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 164.6 m²

Energy performance certificate (EPC)

28 Malhamdale Road CONGLETON CW12 2DF	Energy rating B	Valid until: 19 March 2035 Certificate number: 6360-2730-8470-2125-0851
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Property type	Detached house
Total floor area	133 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 B. 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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



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

Timothy a brown

www.timothyabrown.co.uk



28 Malhamdale Road,
Congleton, Cheshire CW12 2DF

Selling Price: £410,000

- FOUR BEDROOM EXECUTIVE DETACHED FAMILY HOME – NO CHAIN
- TWO RECEPTION ROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SEPARATE UTILITY ROOM
- BATHROOM & SHOWER ROOM
- ATTACHED DOUBLE GARAGE
- DRIVEWAY WITH AMPLE PARKING
- WELL MAINTAINED FRONT & REAR GARDENS
- CLOSE TO SCHOOLS, AMENITIES & COUNTRYSIDE WALKS

NO CHAIN

An attractive four bedroom executive detached home located in a sought after, established residential area and being sold without an upward chain, having the benefit of solar power and solar thermal panels with 6kw battery storage which cost the vendor over £20,000 when installed.

This well maintained property benefits from gas central heating and full PVCu double glazing and all the windows are a large size which allows the light into each room. The rear garden, with newly installed patio and fences, also has a sunny aspect.

The light and airy internal accommodation comprises grey composite front door to vestibule with access to the cloakroom W.C. and central hallway with stairs to first floor and doors to the principal rooms which comprise full length lounge with feature fireplace and patio doors to rear garden, separate office/study or snug, modern fitted breakfast kitchen with integrated appliances, large utility room with door to outside and door to the double garage.

At first floor level, the landing allows access to four good sized bedrooms, a shower room and



a separate bathroom. Externally there are well maintained gardens to the front and rear with large block brick driveway terminating at the double garage.

Within walking distance are good schools for all ages, a convenience store, canal and country walks to include the Bosley Cloud all on your doorstep.

Viewing is highly recommended, and in the meantime, please view the interactive virtual tour.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite door with opaque PVCU double glazed windows.

VESTIBULE : Door to W.C. Access to hall.

HALL : Radiator. Stairs to first floor. Doors to principal rooms. Door to understairs storage cupboard.

CLOAKROOM W.C. : PVCU double glazed opaque window. White suite comprising: Low level W.C. and wash hand basin. Radiator. Half tiled walls.

LOUNGE 21' 0" x 13' 7" (6.40m x 4.14m) : PVCu double glazed window to front aspect. Feature fireplace with living gas fire basket. Two radiators PVCu double glazed patio windows to rear aspect.

OFFICE/STUDY/SNUG 12' 0" x 8' 2" (3.65m x 2.49m) : PVCu double glazed window. Radiator.



BREAKFAST KITCHEN 11' 3" x 13' 1" (3.43m x 3.98m) : PVCu double glazed window to rear aspect. Fitted with a range of modern hi-gloss eye level and base units in white with timber effect roll edge preparation surfaces having stainless steel single drainer 1.5 bowl sink unit inset. Bosch ceramic hob with extractor over. Double split level oven and microwave. Integrated dishwasher and fridge. Feature radiator. Door to utility room.

UTILITY ROOM 7' 0" x 10' 0" (2.13m x 3.05m) : PVCu double glazed window and door to rear aspect. Belfast sink with tiled splashback. Space and plumbing for washing machine. Space for large 'American' style fridge freezer. Modern wall mounted Ideal gas boiler. Door to garage.

First Floor :

LANDING : PVCu double glazed window to front aspect. Radiator. Access to roof space. Door to deep airing cupboard housing pressurised cylinder and space for linen storage.

BEDROOM 1 REAR 14' 9" x 11' 11" (4.49m x 3.63m) : PVCu double glazed window. Radiator.

BEDROOM 2 FRONT 8' 9" x 12' 2" (2.66m x 3.71m) plus 2' 5" (0.74m) wardrobe space : PVCu double glazed window. Radiator. Fitted wardrobes.

BEDROOM 3 REAR 10' 0" x 12' 0" (3.05m x 3.65m) : PVCu double glazed window. Radiator.

BEDROOM 4 REAR 9' 5" x 8' 3" (2.87m x 2.51m) : PVCU double glazed window. Radiator.

SHOWER ROOM 5' 5" x 5' 2" (1.65m x 1.57m) : PVCU double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and shower cubicle. Radiator. Fully tiled walls and floor. Shaver point.



BATHROOM 8' 1" x 5' 5" (2.46m x 1.65m) : PVCu double glazed window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with hand grips, shower and screen over. Radiator. Fully tiled walls and floor. Shaver point.

Outside :

FRONT : Enclosed by low level wall and boundary hedge having large block brick drive with parking for many cars, terminating at the garage. Shaped lawn.

SIDE : Paths either side of the property, one having a gate, the other being fenced off.

REAR : Sunny rear aspect fully enclosed by new timber fence panels, attractively laid out to connect flag paths and newly installed patio. Lawn enclosed by railway sleepers. Bark playing area. Vegetable and fruit patches with Riverstone paths. Storage area before door to utility room.

GARAGE 17' 0" x 16' 0" (5.18m x 4.87m) : Electric roller door for vehicle access. Power and light. Door to utility room.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested). Solar power and solar thermal panels.

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 2DF

