

Timothy a brown



Energy performance certificate (EPC)																																			
44 Tidnock Avenue CONGLETON CW12 2HW	Energy rating D	Valid until 21 April 2035																																	
		Certificate number 8370-2752-2440-2525-4985																																	
Property type	Semi-detached house																																		
Total floor area	117 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).																																			
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.																																			
<table><tr><th>Score</th><th>Energy rating</th><th>Current</th><th>Potential</th></tr><tr><td>92+</td><td>A</td><td></td><td></td></tr><tr><td>81-91</td><td>B</td><td></td><td></td></tr><tr><td>69-80</td><td>C</td><td></td><td></td></tr><tr><td>55-68</td><td>D</td><td>68 D</td><td>79 C</td></tr><tr><td>39-54</td><td>E</td><td></td><td></td></tr><tr><td>21-38</td><td>F</td><td></td><td></td></tr><tr><td>1-38</td><td>G</td><td></td><td></td></tr></table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	68 D	79 C	39-54	E			21-38	F			1-38	G		
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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

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44 Tidnock Avenue,
Congleton, Cheshire CW12 2HW

Selling Price: £345,000

- NO CHAIN
- EXTENDED DORMER STYLE BUNGALOW
- FLEXIBLE ACCOMMODATION PROVIDING UP TO FIVE BEDROOMS
- LOUNGE, DINING ROOM, CONSERVATORY, FITTED BREAKFAST KITCHEN
- GROUND FLOOR BATHROOM. EN-SUITE TO MASTER BEDROOM
- FRONT & REAR GARDENS
- LONG DRIVEWAY & DETACHED SINGLE GARAGE
- POPULAR LOWER HEATH AREA

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO CHAIN**** A vastly extended dormer style bungalow with flexible accommodation providing up to FIVE bedrooms.

Situated on an elevated plot with views over the neighbouring rooftops towards the Bosley Cloud.

The property has front and rear gardens with long driveway terminating at the detached single garage.

The accommodation has PVCu double glazing, gas fired central heating and comprises lounge, dining room, fitted breakfast kitchen, conservatory, two bedrooms and bathroom on the ground floor.

At first floor level, the landing allows access to three bedrooms, the master having fitted wardrobes and en-suite.

An internal viewing is highly recommended to appreciate the size and versatility of this home - pick up the phone and make that appointment!

The property is located in the popular Lower Heath area, with its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'.

Within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, a comprehensive Boots and more, with the town centre within easy reach and such is its position to the north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes.



Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene.

Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Lower Heath has outstanding transport and communications links :

- Immediate access to A34 and the just completed Congleton Link Road, which provide convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Lower Heath is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.
- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads.



- Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

BREAKFAST KITCHEN 13' 0" x 9' 10" (3.96m x 2.99m): PVCu double glazed windows to front and side aspects. Fitted with light oak effect matching base and eye level units, with stainless steel single drainer sink inset. Bosch dishwasher, gas hob and double oven below and extractor hood above. Fitted breakfast bar. Tiled splashbacks. Radiator. 13 Amp power points. Tiled floor. Ideal combi gas central heating boiler, fitted in October 2024.

LOUNGE 15' 9" x 10' 9" (4.80m x 3.27m): PVCu double glazed window. Stone and slate fireplace with TV plinth and inset living flame coal effect gas fire. Radiator. Arch to:

DINING ROOM 13' 4" x 9' 6" (4.06m x 2.89m): Radiator. 13 Amp power points. Stairs to first floor. Door to lobby with doors to bedroom 4 & bathroom. Double doors opening to:

CONSERVATORY 12' 7" x 8' 8" (3.83m x 2.64m): PVCu double glazed roof and window. Ceiling fan and light. Radiator. 13 Amp power points. PVCu double glazed French doors opening to patio and garden. Door to:

BEDROOM 2 12' 0" x 9' 8" (3.65m x 2.94m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 4 10' 2" x 9' 6" (3.10m x 2.89m): PVCu double glazed window to side aspect. Radiator. 13 Amp power points.

BATHROOM 7' 1" x 6' 4" (2.16m x 1.93m): PVCu double glazed opaque window to side aspect. White suite comprising: Low level, W.C., pedestal wash hand basin and panelled bath with shower and curtain over. Radiator. Half tiled walls. Shaver point. Door to cupboard with slatted shelving.



First Floor :

LANDING: 13 Amp power points. Doors to remaining three bedrooms.

BEDROOM 1 11' 7" x 9' 0" (3.53m x 2.74m): PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Fitted wardrobe with shelving. Door to:

EN-SUITE 8' 8" x 4' 0" (2.64m x 1.22m): PVCu double glazed opaque window to front aspect. White suite comprising: Low level W.C., pedestal wash hand basin and tiled shower cubicle. Radiator. Tiled floor.

BEDROOM 3 11' 11" x 10' 1" (3.63m x 3.07m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 5 8' 8" x 6' 5" (2.64m x 1.95m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

Outside :

FRONT : Terraced garden laid to riverbed yellow stone. Long driveway to side terminating at the garage. Outside light and tap.

REAR : Enclosed by timber fence panels. Patio leading onto lawn with shrub borders. Greenhouse. Timber garden shed.

GARAGE 19' 0" x 8' 6" (5.79m x 2.59m) internal measurements: Up and over door. PVCu double glazed rear window and door to rear garden. Power and light.

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:** C

DIRECTIONS: SATNAV CW12 2HW

