

Timothy a brown



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

13 Turner Drive Congleton CW12 4JT	Energy rating B	Valid until: 29 April 2031
		Certificate number: 5200-3003-0532-5071-3493

Property type: Semi-detached house
Total floor area: 68 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 A.

[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/5200-3003-0532-5071-3493/print/true>

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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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13 Turner Drive
Congleton, Cheshire CW12 4JT

Selling Price: £254,950

- SEMI DETACHED HOME ON FAIRLY NEW BUILT ESTATE
- DESIRABLE FAMILY LOCATION
- VERY WELL PRESENTED THROUGHOUT
- KITCHEN WITH MANY INTEGRATED APPLIANCES
- TWO DOUBLE BEDROOMS BOTH WITH BUILT-IN WARDROBES
- DRIVEWAY FOR TWO CARS
- ENCLOSED REAR GARDEN

LOCATED ON A SOUGHT AFTER NEW BUILD DEVELOPMENT ON THE EDGE OF CONGLETONCONVENIENT FOR ALL AMENITIES AND THE LINK ROAD***THE PROPERTY IS PRESENTED TO A HIGH STANDARD AS WOULD BE EXPECTED FOR A RECENTLY BUILT PROPERTY***

This fully centrally heated and double glazed accommodation comprises: hall with stairs and doors to a stylish white hi-gloss fitted kitchen with integrated appliances, cloakroom/W.C., lounge diner with double doors to patio and garden.

The first floor landing with doors to bedroom 1, which is a double bedroom with fitted wardrobes and the second bedroom is also a double with fitted wardrobes, completing the accommodation is the modern bathroom with shower over the bath.

To the front is a double driveway with electric car charger, path and gate leading to the rear garden. The rear garden is fully enclosed having a patio backing on to artificial lawn, outside power and light. Cold water tap. It is a great space for kids to play and/or alfresco dining.

This home would suit all types of buyers, viewing is therefore a must!



The area has been enhanced with the completion of the new Congleton link road, which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

*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 restaurants and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links:

- Immediate access to A34 and the recently completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme



and Birmingham.

- Congleton 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 : Composite front door to:

HALL : Radiator. Stairs. Doors to ground floor rooms. Tiled floor.

CLOAKROOM : PVCu double glazed opaque window. White suite comprising low level W.C. and pedestal wash hand basin. Radiator. Tiled floor.

LOUNGE/DINER 15' 7" x 13' 3" (4.75m x 4.04m): PVCu double doors to rear patio. Two radiators. Under stairs cupboard.

KITCHEN 11' 6" x 6' 5" (3.50m x 1.95m): PVCu double glazed window. White hi-gloss fitted base and eye level units with laminated surfaces. Inset single drainer stainless steel sink. Ceramic hob with extractor over. Split level oven. Integrated fridge, freezer, dishwasher and washing machine. Kickboard heater. Tiled floor.

First Floor Landing : Access to roof space. Doors to all rooms.



BEDROOM 1 FRONT 13' 3" x 9' 10" (4.04m x 2.99m): Two PVCu double glazed windows. Radiator. Fitted double wardrobes with mirror fronted sliding doors.

BEDROOM 2 REAR 13' 3" x 9' 10" (4.04m x 2.99m): PVCu double glazed window to rear aspect. Radiator. Fitted double wardrobes with mirror fronted sliding doors.

BATHROOM : White suite comprising: low level W.C., wash hand basin and panelled bath with shower and glass screen over. Chrome heated towel rail/radiator. Partly tiled walls. Tiled floor.

OUTSIDE :

FRONT : Tarmac driveway providing parking for two cars and having a electric charger point.

REAR : Fully enclosed with timber fence panels. Patio area with railway sleepers steps and borders leading onto the artificial lawn.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 4JT

