

Energy performance certificate (EPC)			
15 Cumberland Road CONGLETON CW12 4PH	Energy rating D	Valid until:	20 May 2035
		Certificate number:	2205-3018-4205-6815-7200
Property type		Detached bungalow	
Total floor area		129 square metres	

Rules on letting this property

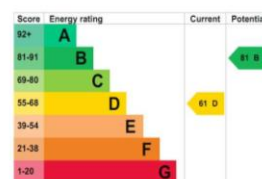
Properties can be let if they have an energy rating from A to E.

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 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

15 Cumberland Road,
Congleton, Cheshire CW12 4PH

Selling Price: £425,000

- MODERNISED & EXTENDED FOUR BEDROOM DETACHED BUNGALOW
- LARGE LOUNGE THROUGH DINING ROOM
- CONTEMPORARY BREAKFAST KITCHEN
- UPDATED & FULLY EQUIPPED BATHROOM
- EXTENSIVE DRIVEWAY PROVIDING AMPLE PARKING
- PRIVATE, ENCLOSED & LANDSCAPED REAR GARDEN
- ENVIABLE WEST HEATH LOCATION CLOSE TO SCHOOLS & AMENITIES
- NO ONWARD CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

Prepare to be captivated by this truly exceptional detached, extended four bedroom bungalow, nestled on the level in Congleton's highly sought-after West Heath locality. Offered with **NO ONWARD CHAIN**, this spacious residence is presented in beautiful modern order, ready for you to simply move in and enjoy.

Modern Comforts & Flexible Living

Step inside to discover a bright and welcoming Entrance Hall leading to the light and airy lounge dining room, providing ample space for relaxation and entertaining a contemporary. The heart of this home is its modern fitted breakfast kitchen designed for both functionality and style. The updated bathroom features a crisp white suite with a separate shower, ensuring comfort and convenience.

With four double bedrooms, this bungalow offers remarkable flexibility, perfect for families, home offices, or guest accommodation. Every room benefits from full gas central heating and PVCu double glazing, ensuring warmth and energy efficiency throughout the year.

Outdoor Oasis & Practicality

Externally, the property boasts an extensive driveway providing abundant off-road parking, leading to an attached garage complete with an electric door. The rear garden is a private sanctuary, safely enclosed and beautifully landscaped, featuring a paved terrace perfect for al-fresco dining, lush lawns, and vibrant flower borders.

Unbeatable West Heath Location



The convenience of this location is second to none. Families will appreciate being literally a few minutes' walk from highly regarded primary schools, The Quinta and Blackfirs, and Congleton High Academy. Within the immediate vicinity, the West Heath Shopping Centre caters to all your daily needs, offering popular amenities such as ALDI, Subway, McColls, a variety of eateries including Indian and Chinese restaurants and a fish and chip shop, plus hairdressers and vets. For leisurely strolls and nature escapes, Astbury Mere is also close by.

Seamless Connectivity

Congleton's strategic position offers virtually immediate access onto the main arterial route to the M6 motorway (just 6 miles west), while Manchester Airport is approximately 17 miles north, both easily accessible by road. The area has been further enhanced by the completion of the new Congleton Link Road (opened 2021), significantly improving connectivity by linking the A534 Sandbach Road with the A536 Macclesfield Road.

Despite its excellent transport links, the vibrant Congleton town centre remains within walking distance, offering a lively nightlife with an array of pubs, restaurants, and a fitness centre, alongside essential services like Marks and Spencer Simply Food, Tesco, butchers, florists, newsagents, chemists, doctors, and dentists. The town also provides a variety of outdoor pursuits, including scenic walks in the nearby Peak District National Park.

All in all, this is a truly delectable property that seamlessly blends modern living with an enviably connected and amenity-rich location. Call us now – we'd love to help you discover your new home!



The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE: PVCu double glazed door to:

PORCH : Door to integral garage and door to lounge.

LOUNGE 16' 1" x 11' 8" (4.90m x 3.55m) : PVCu double glazed bow window to front aspect. Three wall light points. Exposed brick feature fireplace with tiled hearth. Double panel central heating radiator. 13 Amp power points. Through to:

DINING AREA/SNUG 10' 4" x 10' 0" (3.15m x 3.05m) : Light tube. Single panel central heating radiator. Exposed brick feature fireplace with tiled hearth. 13 Amp power points.

INNER HALL : Doors to all rooms. Single panel central heating radiator. Two double fitted cloak cupboards.

BREAKFAST KITCHEN 22' 4" x 7' 4" (6.80m x 2.23m) : Dual aspect PVCu double glazed windows. Extensive range of modern shaker style eye level and base units having grey wood effect preparation surfaces over with stainless steel one and a half sink unit inset with mixer tap. Built-in 4-ring electric hob with electric double oven and grill below with extractor hood over. Integrated fridge and freezer. 13 Amp power points. Wall mounted contemporary style radiator. PVCu double glazed door to side.

BEDROOM 1 REAR 14' 7" x 10' 11" (4.44m x 3.32m) : PVCu double glazed window to rear aspect. Three contemporary style wall light points. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 10' 1" x 9' 5" (3.07m x 2.87m) : Single panel central heating radiator. 13 Amp power points. PVCu double glazed french doors to rear garden.

BEDROOM 3 REAR 12' 0" x 8' 3" (3.65m x 2.51m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 SIDE 8' 0" x 7' 0" (2.44m x 2.13m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.



BATHROOM 8' 6" x 5' 7" (2.59m x 1.70m) : High level PVCu double glazed window to side aspect. Low voltage downlights inset. Modern white suite comprising: low level W.C., wash hand basin set in vanity unit with cupboard below and panelled bath with bath/shower mixer. Separate shower cubicle with glass screen and electric shower. Chrome centrally heated towel radiator. Grey tiled floor.

SEPARATE W.C. : PVCu double glazed window to side aspect. White suite comprising: low level W.C. and vanity wash hand basin. Double panel central heating radiator. Grey tiled floor.

Outside :

FRONT : Extensive block paved driveway for 2-4 cars. Established mature gardens with lawns.

REAR : Extending from the rear of the property and to the full width is a crazy paved terrace which overlooks the mature manicured gardens complete with shaped lawns, well stocked flower borders, specimen trees, all encompassed with timber fencing. Cold water tap. Side access to the front.

INTEGRAL GARAGE 17' 2" x 11' 8" (5.23m x 3.55m) maximum (internal measurements) : Electrically operated roller shutter door. Power and light. Single panel central heating radiator. Wall mounted Baxi combi boiler. Space and plumbing for washing machine. Belfast sink with hot and cold taps.

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**.

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 4PH

