



## Energy performance certificate (EPC)

18 Longdown Road CONGLETON CW12 4QJ	Energy rating <b>D</b>	Valid until: 3 September 2035 Certificate number: 7435-2321-1500-0327-4202
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Property type	Detached bungalow
Total floor area	137 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.](#)

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

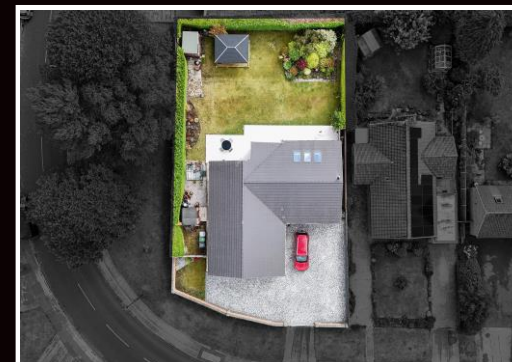


**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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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**18 Longdown Road,**  
Congleton, Cheshire CW12 4QJ

**Selling Price: £630,000**

- IMMACULATELY RENOVATED DETACHED BUNGALOW CIRCA 1400 SQ FT
- STUNNING OPEN-PLAN KITCHEN, DINING & LIVING SPACE
- ELEGANT & WELCOMING FORMAL LOUNGE
- THREE SPACIOUS DOUBLE BEDROOMS PLUS HOME OFFICE/STUDY
- LUXURIOUS FAMILY BATHROOM & EN-SUITE
- EXTENSIVE DRIVEWAY PARKING WITH DOUBLE GARAGE
- SUBSTANTIAL CORNER PLOT (APPROX. 0.2 ACRES)
- HIGHLY SOUGHT-AFTER WEST HEATH LOCATION



FOR SALE BY PRIVATE TREATY (Subject to contract)

A SUBSTANTIAL, FULLY RENOVATED DETACHED BUNGALOW ON A GENEROUS CORNER PLOT.

Rarely does a property of this calibre come to market. This impressive detached bungalow of around 1,400 sq. ft., occupying a generous corner plot approaching 0.2 acres, has been fully and tastefully renovated to a fastidious standard, with every detail carefully considered. Externally, all elevations have been finished in a fashionable K-Render, giving the home striking kerb appeal and a crisp, contemporary look.

Renovated to Perfection:

Step inside and discover a home that blends generous proportions with modern elegance. The wide L-shaped hallway leads to a wealth of light-filled living spaces, all finished with high-quality fittings and flooring.

The formal lounge is warm and inviting, boasting a bespoke media wall with feature electric fire and French doors onto the rear garden. At the heart of the property lies the stunning open-plan living/dining kitchen, a true showpiece with vaulted ceiling, Velux skylights, quartz worktops, a breakfast bar, and a suite of integrated appliances. It's a space designed for both entertaining and everyday family life.

Bedrooms & Bathrooms:

The home offers three double bedrooms plus a separate study, providing versatility for families or those working from home. The principal suite benefits from fitted wardrobes and a stylish en-suite shower room, while the further bedrooms are served by a beautifully appointed family bathroom with bath and separate shower.

Practical & Thoughtful Design:

A separate utility room ensures household tasks are neatly tucked away, while the integral double garage provides



excellent storage, loft space, and houses the modern boiler.

Private Grounds & Outdoor Living:

Set on a commanding corner position, the bungalow is fronted by an extensive driveway with parking for numerous vehicles. The gardens wrap around the property, extending to almost 0.2 acres, and offer a high degree of privacy. To the rear, a deep porcelain-paved terrace provides the perfect spot for outdoor dining, beyond which are lawns framed by mature planting and tall boundary hedgerows. A stylish gazebo provides a sheltered, versatile outdoor living space – perfect for entertaining, dining, or relaxing – while adding charm and year-round usability to the garden

Location Highlights:

Positioned in sought-after West Heath, this home is ideally placed for families, with Quinta and Blackfirs Primary Schools and Congleton High Academy just a short walk away. Everyday amenities are catered for at West Heath Shopping Centre, while the natural beauty of Astbury Mere Country Park is also close by. For commuters, the M6, Manchester Airport, and the new Congleton Link Road are easily accessible, while Congleton’s lively town centre is just minutes away.

A rare opportunity to acquire a fully renovated, substantial detached bungalow finished to the very highest standards — with striking rendered elevations, generous private grounds, and an enviable West Heath location.

The accommodation briefly comprises:  
(all dimensions are approximate)

ENTRANCE : Open storm porch with porcelain tiled entrance. Composite panelled door in 'striking red' with central glazed panel and matching side panel.

L-SHAPED HALL 15' 1" x 11' 7" (4.59m x 3.53m) : Coving to ceiling. Contemporary style wall mounted radiator. 13 Amp power points. White



oak effect Karndean floor. 13 Amp power points. Built in cloaks cupboard. Access to roof space.

LOUNGE 16' 0" x 12' 10" (4.87m x 3.91m) : Coving to ceiling. Contemporary style wall mounted radiator. Media wall with recess for TV and contemporary style log effect electric fire below, with acoustic panelling to each alcove. PVCu double glazed French doors to rear garden.

L-SHAPED LIVING DINING KITCHEN 28' 0" x 19' 0" (8.53m x 5.79m) overall measurements :

Dining Kitchen Area 19' 7" x 14' 4" (5.96m x 4.37m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Coving to ceiling. Extensive range of bespoke marble effect eye level and base units with quartz preparation surfaces over with composite single drainer sink unit inset with Fohen boiler tap. The preparation surface extends to create a breakfast bar with seating for two. Built in 5-ring gas hob with integrated extractor hood above. Built in double electric fan assisted oven and grill. Integrated fridge, freezer and integrated dishwasher. Contemporary style wall mounted radiator. White oak effect Karndean flooring.

Living Area 13' 8" x 9' 2" (4.16m x 2.79m) : High sloping ceiling with three Velux roof lights. Contemporary style wall mounted radiator. White oak effect Karndean flooring. PVCu double glazed French doors to rear garden. Door to integral garage. Door to utility.

UTILITY 9' 3" x 5' 1" (2.82m x 1.55m) : PVCu double glazed window to side aspect. Modern eye level and base units in matt white. Space and plumbing for washing machine and tumble dryer. Contemporary style wall mounted radiator. White oak effect Karndean flooring.

BEDROOM 1 FRONT 11' 10" x 10' 11" (3.60m x 3.32m) : PVCu double glazed window to front aspect with plantation shutters. Coving to ceiling. 13 Amp power points. To one wall is a range of fitted wardrobes with mirrored sliding doors.

EN-SUITE 8' 11" x 3' 6" (2.72m x 1.07m) : PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C., glass bowl wash hand basin with double cupboard beneath. Double sized shower enclosure with glass sliding door housing a mains fed thermostatically controlled shower. Contemporary style radiator.

BEDROOM 2 FRONT 13' 4" x 11' 10" (4.06m x 3.60m) into wardrobes : PVCU double glazed window to front aspect with plantation shutters. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobes with sliding mirrored doors.



BEDROOM 3 SIDE 12' 8" x 9' 0" (3.86m x 2.74m) : PVCu double glazed window to side aspect. Coving to ceiling. Contemporary style radiator. 13 Amp power points.

STUDY 8' 5" x 7' 2" (2.56m x 2.18m) max measurements : PVCu double glazed window to side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

BATHROOM 9' 7" x 7' 7" (2.92m x 2.31m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Coving to ceiling. Modern white suite comprising: Low level W.C., glass bowl wash hand basin with cupboard beneath. Panelled bath with bath/shower mixer. Separate enclosed shower cubicle with thermostatically controlled mains fed shower.

Outside :

FRONT : Generous driveway with parking for numerous vehicles laid with attractive Black Ice gravel. Brick boundary wall and gate posts.

SIDE : To one side is a wide amenity area with space for a greenhouse and there's also a brick built store. Cold water tap.

REAR : The gardens enjoy an easterly aspect and are very private. Extending to the full width of the property is an extensive and deep porcelain paved terrace ideal for alfresco dining, beyond which are generous lawned gardens with pockets of mature herbaceous shrubbery and tall boundary hedgerow. A stylish gazebo provides a sheltered, versatile outdoor living space with light, power and a space-heater—perfect for entertaining, dining, or relaxing – while adding charm and year-round usability to the garden. Gated access to front via both sides.

INTEGRAL DOUBLE GARAGE 19' 6" x 17' 7" (5.94m x 5.36m) internal measurements : Electrically operated up and over door. Power and light. Generous loft storage with Baxi combi 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**.

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4QJ

