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Energy performance certificate (EPC)

4 Locke Rise Congleton CW12 3SN	Energy rating B	Valid until 10 June 2028
Certificate number		9446-7336-4710-4558-7522

Property type: Detached house
Total floor area: 112 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/landlord-tenant-guide/energy-efficiency-requirements-for-rental-properties](#)

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.](#)

<https://www.energy-certificates.gov.uk/energy-certificates/9446-7336-4710-4558-7522>

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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4 Locke Rise

Congleton, Cheshire CW12 3SN

Selling Price: Fixed £450,000

- IMPRESSIVE ARCHITECTURALLY DESIGNED DETACHED FAMILY RESIDENCE
- HIGH SPEC INTERIOR
- STUNNING OPEN PLAN LIVING DINING KITCHEN
- FOUR DOUBLE BEDROOMS / TWO LUXURY BATHROOMS
- PAVED DRIVEWAY WITH ELECTRIC GATES
- CONVERTED GARAGE HOME GYM
- LANDSCAPED REAR GARDEN
- STATE OF THE ART SOLAR PANEL SYSTEM
- EXCLUSIVE CUL-DE-SAC LOCATION WITHIN WALKING OF THE TOWN, & TRAIN STATION

4 Locke Rise – A Rare Blend of Character, Luxury & Eco-Friendly Living. Tucked away in an exclusive cul-de-sac of just a handful of distinguished homes, **4 Locke Rise** is a truly exceptional detached family residence.

Combining timeless architectural charm with cutting-edge eco-efficiency, this much-loved one-owner property offers the perfect balance of style, sustainability, and convenience.

The property enjoys the added benefit of a private driveway, ensuring the house is set well back from any public access and offering an enhanced sense of seclusion and tranquility. From the moment you arrive, the kerb appeal is undeniable. A paved driveway, bespoke electric gates, and elegant railings frame the handsome façade, with traditional details such as decorative brick courses, period-style sills, and striking feature glazing.

Inside, the home unfolds beautifully: a welcoming reception hall, an elegant front lounge, and a stunning open-plan living, dining, and kitchen space to the rear. Flooded with natural light, this is the beating heart of the home – perfect for everyday family life and entertaining. A stylish kitchen with quality fittings is complemented by a utility room, ground-floor WC, and direct access to the landscaped rear garden.

Upstairs, four generously proportioned bedrooms provide flexibility for modern living. The master suite boasts a luxury ensuite, while the remaining bedrooms are served by a beautifully appointed family bathroom.



One of the property’s most impressive features is its **£17,000 investment in a state-of-the-art solar panel system with battery backup**, installed just over a year ago. With a proven annual yield of 4,838kWh (vendor to verify), this south-facing system dramatically reduces energy costs, supports sustainable living, and makes the home highly economical to run.

The lifestyle benefits continue outside: a professionally converted garage with bifold doors now houses a high-spec home gym with impact rubber flooring, while the landscaped rear garden provides a private and tranquil space for relaxing or entertaining.

Highlights include: Solar panels with impressive annual yield & battery storage, bespoke electric gate & secure railings, FTTP (Full Fibre) broadband connectivity, Hive-controlled central heating with smart-enabled switches, Professional-grade home gym conversion, two luxury bathrooms & stylish fitted kitchen/utility, within walking distance of Congleton Town Centre, Mossley village, train station, canal walks, and excellent schools

Perfectly positioned just a stone’s throw from the scenic Macclesfield Canal and within easy reach of both town life and countryside escapes, this home is as practical as it is aspirational.

The accommodation briefly comprises (all dimensions are approximate)
ENTRANCE : Sandstone portico surround with composite panelled and double glazed door to:

HALL 14' 10" x 6' 1" (4.52m x 1.85m): Single panel central heating radiator. 13 Amp power points. Natural oak floor. Stairs to first



floor. Door to understairs storage with further door to converted garage. Currently set up as a home gym.

LOUNGE 14' 10" x 9' 8" (4.52m x 2.94m): Two PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Natural oak floor.

LIVING DINING ROOM 16' 3" x 9' 7" (4.95m x 2.92m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Polished porcelain floor tiles. PVCu double glazed french doors to rear garden. Large opening to kitchen.

KITCHEN 9' 8" x 8' 7" (2.94m x 2.61m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of hi-gloss eye level and base units in light grey with natural granite preparation surfaces over with preformed drainer and stainless steel one and a half sink unit inset. Built-in Zanussi stainless steel 4-ring gas hob with matching extractor canopy hood over and stainless steel splashbacks and matching electric fan assisted oven/grill below. Integrated fridge, freezer and dishwasher. Single panel central heating radiator. 13 Amp power points. Polished porcelain floor tiles.

UTILITY 6' 0" x 5' 3" (1.83m x 1.60m): Hi-gloss units in light grey with granite effect preparation surface over. Space and plumbing for washing machine. Cupboard housing Ideal Logic gas central heating boiler. 13 Amp power points. Polished porcelain floor tiles. Composite panelled double glazed door to side. Door to cloakroom.

CLOAKROOM : White suite comprising: low level W.C., vanity wash hand basin with cupboard below. Single panel central heating radiator. Polished porcelain floor tiles.

LANDING : Single panel central heating radiator. 13 Amp power points. Access to roof space, partly floored for additional storage and light. Cupboard housing pressurised hot water cylinder.

BEDROOM 1 FRONT 16' 0" x 9' 4" (4.87m x 2.84m): Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 6' 10" x 6' 5" (2.08m x 1.95m): PVCu double glazed window to front aspect. White suite comprising: low level W.C., wash hand basin with chrome mixer tap and enclosed shower



cubicle with glass sliding door housing mains fed shower. Glazed tiles to splashbacks and half height. Chrome centrally heated towel radiator. Shaver point. Floor tiles.

BEDROOM 2 REAR 13' 0" x 8' 9" (3.96m x 2.66m) plus wardrobe recess: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 10' 6" x 8' 8" (3.20m x 2.64m) plus wardrobe recess: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 9' 5" x 8' 10" (2.87m x 2.69m): Two PVCu double glazed windows to front aspect. Single panel central heating radiator. Over stairs store cupboard.

BATHROOM 6' 8" x 6' 1" (2.03m x 1.85m): PVCu double glazed window to side aspect. White suite comprising: low level W.C., wash hand basin with chrome mixer tap and panelled bath with glass screen and thermostatically controlled bath shower mixer. Chrome centrally heated towel radiator. Shaver point. Polished tiles to splashbacks and half height. Tiled floor.

Outside : REAR : South facing garden. Extending from the rear is a paved terrace ideal for outside dining with retaining walls and steps up to the lawned garden all encompassed with timber lapped fencing. Cold water tap. Gated access to front via both sides.

CONVERTED GARAGE 17' 8" x 8' 9" (5.38m x 2.66m) internal measurements: Aluminium framed double glazed folding sliding doors. Power and light.

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: E

DIRECTIONS: SATNAV: CW12 3SN

