



Energy Performance Certificate		
13a, Townsend Road, CONGLETON, CW12 3DL		
Dwelling type: Detached house	Reference number: 8020-7626-7010-4546-8022	
Date of assessment: 26 June 2020	Type of assessment: Robust existing dwelling	
Date of certificate: 26 June 2020	Total floor area: 336 m ²	
Use this document to:		
• Compare current ratings of properties to see which properties are more energy efficient		
• Find out how you can save energy and money by installing improvement measures		
Estimated energy costs of dwelling for 3 years: £ 4,536		
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£504 over 3 years	£504 over 3 years
Heating	£3,681 over 3 years	£3,681 over 3 years
Hot Water	£,251 over 3 years	£,251 over 3 years
Totals	£ 4,536	£ 4,536
These figures show how much the average household would spend in this property for heating, lighting and hot water and are not based on energy used by individual households. They include energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.		
Energy Efficiency Rating		
	Current	Potential
Energy efficiency class	D	C
Energy efficiency rating	45	55
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about construction and energy use and may not reflect how energy is consumed by individual occupants. No energy efficient lighting saving costs.		
Top actions you can take to save money and make your home more efficient		
Recommended measures	Indicative cost	Typical savings over 3 years
1. Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,000	£ 940
To receive advice on what measures you can take to reduce your energy bills, visit www.energyefficiency.gov.uk or use the Energy Saving Trust website. The Green Deal may enable you to make your home warmer and cheaper to run.		

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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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13a Townsend Road
Congleton, Cheshire CW12 3DL

Selling Price: Offers in the Region Of
£750,000

- NO UPWARD CHAIN
- 3,300 SQ FT ARCHITECT DESIGNED SUPER HOME
- STUNNING OPEN PLAN KITCHEN, DINING & GARDEN ROOM
- 32 FT MASTER SUITE WITH LUXURY EN SUITE
- FIVE BEDROOMS PLUS STUDY & FLEXIBLE ANNEXE OPTION
- PRIVATE SETTING WITH EXTENSIVE DRIVEWAY & DOUBLE GARAGE
- LANDSCAPED SOUTH FACING GARDENS
- WALK TO TOWN, PARK, LEISURE CENTRE & RAIL LINKS

NO UPWARD CHAIN. A STUNNING ARCHITECTURALLY DESIGNED SUPER-HOME – OVER 3,300 SQ FT.

Discreetly positioned in a private and secure setting, this exceptional five-bedroom residence is a most impressive modern home.

Built within the last decade and extensively extended, it combines vast open plan living with high-end fittings, landscaped gardens, and a versatile layout that could even accommodate a self-contained annexe.

From the moment you step inside the grand reception hall, with its sweeping return staircase, you’ll appreciate the scale and style on offer.

Ground Floor Highlights: • Elegant private lounge with bay window, feature fireplace, and garden access. • Show-stopping open plan living/dining kitchen — flooded with natural light and seamlessly connecting to a stunning glazed garden room, ideal for entertaining. • Contemporary kitchen with antique-effect units, oak-effect worktops, and a central island. • Cosy living space with bi-fold doors leading onto the landscaped gardens. • Walk-through utility room. • Huge guest bedroom with folding/sliding doors to the courtyard. • Supersized office or gym with interconnecting access to the double garage.

First Floor: • Striking galleried landing. • Master suite extending an incredible 32ft, complete with luxurious en suite shower room. • Second bedroom — the size of most master bedrooms — with its own en suite. • Two further generous double bedrooms. • Family bathroom. • Additional office/study, ideal for remote working.

Outside: The property is approached via a long, private driveway opening into an extensive cobbled parking area, with ample space for multiple vehicles, motorhome, caravan, or even a boat. The rear gardens



are beautifully landscaped, enjoying a sunny southerly aspect and offering superb outdoor entertaining space.

Location: Despite its tucked-away position, the home is just moments from Congleton town centre, with its shops, bars, restaurants, and amenities. The award-winning Congleton Park and the brand-new multimillion-pound leisure centre are a short stroll away. Excellent transport links include Congleton railway station within walking distance, plus quick access to the M6 and Manchester Airport.

With its sheer scale, flexibility, and refined design, this is a home of epic proportions — private, stylish, and ready to move into with no upward chain.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL 12' 0" x 7' 8" (3.65m x 2.34m) : Coving to ceiling. Turned spindled balustrade to return staircase to first floor. 13 Amp power points. Oak effect floor.

SEPARATE W.C. : Modern white suite comprising: low level W.C., concealed cistern set on tiled vanity area. Ceramic wash hand basin with chrome tap set in walnut vanity unit. Oak effect floor.

LOUNGE 22' 3" x 13' 0" (6.78m x 3.96m) into bay : PVCu double glazed walk-in bay window to front aspect. Low voltage downlighters inset. 13 Amp power points. Living flame coal effect gas fire set on polished stone hearth and back. Oak effect floor. PVCu double glazed door opening to rear garden.

OPEN PLAN LIVING KITCHEN/GARDEN ROOM :

LIVING AREA 12' 0" x 11' 10" (3.65m x 3.60m) : Coving to ceiling. 13 Amp power points. Television aerial point. Oak effect floor. PVCu double glazed bi-fold sliding doors opening to rear garden.

KITCHEN AREA 16' 3" x 10' 1" (4.95m x 3.07m) : PVCu double glazed window to rear aspect. Extensive range of antique style panel fronted eye level and base units having oak effect preparation surfaces over with composite one and a half bowl sink unit inset. Integrated dishwasher. Integrated fridge. Stone effect tiles to splashbacks. Oak effect floor. Central island with built-in NEFF stainless steel 4 ring gas hob with



electric oven/grill below with island extending to create a breakfast bar with seating for 5.

GARDEN ROOM/CONSERVATORY 23' 2" x 8' 10" (7.06m x 2.69m) : Full height PVCu double glazed panels with double glazed glass roof over. 13 Amp power points. Oak effect floor. PVCu double glazed french door to side aspect.

UTILITY 9' 0" x 5' 9" (2.74m x 1.75m) : PVCu double glazed window to rear aspect. Range of antique style panel fronted eye level and base units. Wood effect preparation surfaces with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Space for large American style fridge/freezer. 13 Amp power points. Oak effect floor. Door to:

GUEST BEDROOM/DINING ROOM 18' 5" x 14' 4" (5.61m x 4.37m) : Double panel central heating radiator. 13 Amp power points. Oak effect floor. Cupboard housing Baxi gas central heating boiler. PVCu double glazed bi-fold sliding door to front aspect. Panelled bi-fold doors to the huge integral garage/part converted to gym/office.

OFFICE 21' 0" x 20' 9" (6.40m x 6.32m) : Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. PVCu double glazed door to rear. French doors to integral double garage.

First Floor :

GALLERIED LANDING : Turned and spindled balustrade. Coving to ceiling. Double panel central heating radiator. PVCu double glazed window to front aspect. 13 Amp power points. Oak effect floor. Recessed store cupboard.

STUDY 15' 5" x 9' 7" (4.70m x 2.92m) : Angular ceiling. Velux roof light. Two under eaves storage areas. 13 Amp power points. Television aerial point. Oak effect floor.

BEDROOM 1 FRONT 32' 1" x 14' 8" (9.77m x 4.47m) : Angular ceilings. Low voltage downlighters inset. Two large velux roof lights. PVCu double glazed bullseye window to front aspect. Two double panel central heating radiators. 13 Amp power points. Fitted bedroom furniture. Oak effect floor.

EN SUITE 10' 2" x 6' 5" (3.10m x 1.95m) : Two PVCu double glazed windows to rear aspect. Modern white suite comprising: low level W.C. with concealed cistern. Two ceramic wash hand basins sat on vanity units with chrome taps and cupboards below. Separate shower cubicle housing a mains fed shower with mosaic effect tiles to splashbacks and limestone effect floor tiles. Single panel central heating radiator.

BEDROOM 2 FRONT 12' 10" x 12' 8" (3.91m x 3.86m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.



ENSUITE 10' 4" x 6' 5" (3.15m x 1.95m) : PVCu double glazed windows to rear aspect. White suite comprising: low level W.C., His & Hers pedestal wash hand basins and separate shower cubicle.

BEDROOM 3 REAR 12' 0" x 11' 10" (3.65m x 3.60m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Oak effect floor.

BEDROOM 4 REAR 11' 6" x 9' 0" (3.50m x 2.74m) : PVCu double glazed windows to rear and side aspects. Double panel central heating radiator. 13 Amp power points. Oak effect floor. Access to roof space.

BATHROOM 9' 0" x 7' 5" (2.74m x 2.26m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C., ceramic wash hand basin set on vanity unit. Panelled spa bath with glazed tiling to splashbacks. Single panel central heating radiator. Separate shower cubicle housing a mains fed shower. Tiled floor with electric under floor heating.

OUTSIDE :

FRONT : Entering through wrought iron gates which lead to the long driveway laid with old english style block paving flanked with mature hedgerow and opening to a huge driveway with parking for 6-7 vehicles, plus space for a boat/caravan.

REAR : Extending from the rear of the property is an extensive Indian stone paved terrace providing a huge entertaining area. The hard landscaping was carried out by Hampton Dean (local private developers) with low rendered walls and wood coping and steps up to a timber decked terrace. Summer house with power and light. Wrought iron gated access to the front. The gardens are bound with a mixture of tall laurel and Leylandi hedgerow. To one side there is a bike store area.

INTEGRAL DOUBLE GARAGE 21' 9" x 19' 0" (6.62m x 5.79m) : Electrically operated up and over doors. Double panel central heating radiator. 13 Amp power points.

TENURE : Freehold (subject to solicitor’s verification).

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

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

TAX BAND: F

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 3DL

