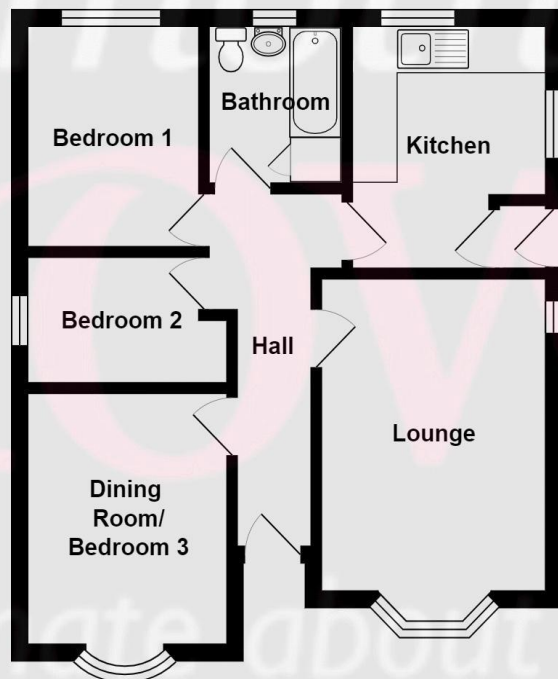




All contents, positioning & measurements are approximate and for display purposes only



Energy performance certificate (EPC)							
Sarnia Somerford Booths CONGLETON CW12 2JN	<table border="1"> <tr> <td>Energy rating</td> <td>Valid until:</td> <td>17 October 2028</td> </tr> <tr> <td><b>E</b></td> <td>Certificate number:</td> <td>9562-2803-7903-9998-8065</td> </tr> </table>	Energy rating	Valid until:	17 October 2028	<b>E</b>	Certificate number:	9562-2803-7903-9998-8065
Energy rating	Valid until:	17 October 2028					
<b>E</b>	Certificate number:	9562-2803-7903-9998-8065					
Property type	Detached bungalow						
Total floor area	86 square metres						

#### Rules on letting this property

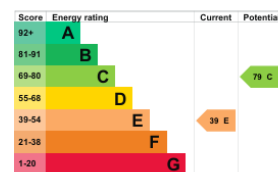
Properties can be let if they have an energy rating from A to E.

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 E. 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.



2-4 West Street Congleton Cheshire CW12 1JR  
Tel: 01260 271255 Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Req. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**Sarnia,**  
Giantswood Lane, Somerford Booths,  
Congleton, Cheshire CW12 2JN

**Selling Price: £525,000**

- CLASSIC RURAL CHESHIRE
- BOUNDLESS OPPORTUNITIES TO EXTEND & RE-DEVELOP
- PERMITTED DEVELOPMENT PERMISSION GRANTED
- READY TO MOVE IN AS IS
- DETACHED THREE BEDROOMS
- SUBSTANTIAL GROUNDS AND GARDENS
- SURROUNDED BY FARMLAND
- NO CHAIN

**OFFERED WITH NO ONWARD CHAIN – MOTIVATED SELLER – OPEN TO SENSIBLE OFFERS**

**Your Countryside Retreat Awaits: Modern Comforts with Incredible Development Potential! Ready to move in, plus possibilities to extend/develop – should you choose!**

Discover an unparalleled opportunity with this charming detached three-bedroom bungalow, idyllically nestled in the picturesque village of Hulme Walfield. This home offers the perfect blend of serene countryside living, modern amenities, and a truly convenient location, all while presenting exciting possibilities for future expansion.

**A Home Reimagined with Modern Touches:** Step inside to find a residence that has been thoughtfully updated for contemporary living. Boasting a **newly fitted kitchen** and a refreshed shower room, alongside a **brand new external combi boiler, and newly installed water treatment plant**, this bungalow is ready for you to move straight in. The spacious layout includes three comfortable bedrooms, a generous lounge perfect for relaxation, and a delightful breakfast kitchen – the heart of the home.

**Embrace the Outdoors & Stunning Views:** The property truly shines with its **huge rear garden**, offering expansive green space and **brehtaking countryside views** that stretch to the horizon. Imagine enjoying your morning coffee or evening sunsets in this tranquil setting.

**Unbeatable Location & Accessibility:** Enjoy the best of both worlds with a location that feels secluded yet connected. You're just a stone's throw from the peaceful **Westlow Mere**, ideal for leisurely walks, and only a short drive from the vibrant **Congleton town centre** and its convenient retail park. For commuters,

access to major transportation routes, including the **M6 motorway and Manchester Airport**, is exceptionally easy, connecting you effortlessly to wider destinations.

**Modern Conveniences & Future-Proofing:** This delightful bungalow benefits from modern oil-fired central heating and majority PVCu double glazing, ensuring comfort and efficiency. A detached garage provides additional storage or parking.

**Unlock Incredible Development Potential!** This property comes with a unique and significant advantage: **Permitted Development has been granted (Cheshire East Planning Reference No: 21/4975C)**, allowing for remarkable expansion possibilities. Envision creating:

1. An **extensive single-storey extension**,
2. A **first-floor addition**, or
3. **Both ground and first-floor additions**, potentially transforming the bungalow into an expansive two-storey residence with up to four bedrooms! 4.
4. This offers an incredible canvas to design your dream home to your exact specifications.

**Explore Local Attractions:** Beyond your doorstep, a world of leisure awaits. Explore the beautiful countryside with peaceful walks around Westlow Mere, immerse yourself in the vibrant culture of Congleton with its diverse shops, restaurants, bars, and theatre, or discover the stunning natural beauty of Astbury Mere Country Park.

**This charming bungalow offers the perfect blend of modern comfort, idyllic countryside charm, and unparalleled potential for growth. Don't miss this rare opportunity to make it your own and shape your future home! Schedule your viewing today.**

**The accommodation briefly comprises**

(all dimensions are approximate)

**ENTRANCE :** Enclosed storm porch. High security steel skinned door with double glazed centre panel.

**HALL :** Single panel central heating radiator. 13 Amp power points.

**LOUNGE 16' 9" x 11' 10" (5.10m x 3.60m) :** Timber framed sealed unit double glazed bay window to front aspect. PVCu double glazed window to side. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Feature fireplace (not to be used). Television aerial point.

**DINING ROOM / BEDROOM 3 12' 0" x 11' 10" (3.65m x 3.60m) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**KITCHEN 14' 0" x 10' 8" (4.26m x 3.25m) :** PVCu double glazed window to rear and side aspects. Extensive range of modern eye level and base units in sage green with black marble effect preparation surfaces over with stainless steel 1.5 bowl single drainer sink unit inset. Built in 4 ring electric hob with electric oven and grill below, and glass and stainless steel extractor canopy hood over, with black glass splashback. Integrated dishwasher. Space for fridge freezer. Single panel central heating radiator. 13 Amp power points. oak effect floor. Glazed door to side with small vestibule and high security steel skinned double glazed panelled to outside.

**BEDROOM 1 REAR 10' 4" x 12' 0" (3.15m x 3.65m) :** PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Range of built-in wardrobes.

**BEDROOM 2 SIDE 11' 11" x 7' 5" (3.63m x 2.26m) :** PVCu double glazed window to side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

**SHOWER ROOM 8' 4" x 6' 10" (2.54m x 2.08m) :** PVCu double glazed opaque window to rear aspect. Modern

white suite comprising: Low level W.C., ceramic wash hand basin with cupboards beneath and large walk in shower cubicle housing a thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Oak effect floor. Access to roof space.

**ROOF SPACE 28' 11" x 20' 5" (8.81m x 6.22m) some restricted headroom :** Boarded with light.

**Outside :**

**FRONT :** Through the driveway entrance, the freshly laid tarmac driveway provides extensive parking for numerous vehicles with lawns on one side. Detached garage with car port to side.

**REAR :** India stone terrace with lawned garden beyond, overlooking adjoining farmland. Brand new external oil fired central heating boiler.

**DETACHED GARAGE 19' 2" x 9' 2" (5.84m x 2.79m) internal measurements :** Double opening timber doors. Power and light. Space and plumbing for washing machine.

**TENURE :** Freehold (subject to solicitors verification).

**SERVICES :** Mains water and electricity. Oil fired central heating. Newly installed water treatment plant.

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

**TAX BAND:** E

**LOCAL AUTHORITY:** Cheshire East Council

**DIRECTIONS:** SATNAV CW12 2JN

