

Energy performance certificate (EPC)

3 Hartley Gardens CONGLETON CW12 3WA	Energy rating C	Valid until: 18 November 2035 Certificate number: 9181-3956-0209-7095-7204
--	---------------------------	---

Property type	Detached house
Total floor area	190 square metres

Rules on letting this property

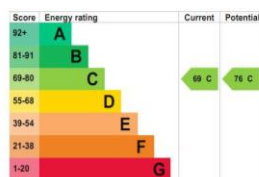
Properties can be let if they have an energy rating from A to E.

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 C. 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



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

Timothy a brown

www.timothyabrown.co.uk



3 Hartley Gardens

Congleton, Cheshire CW12 3WA

Selling Price: £725,000

- LUXURIOUS FOUR-BEDROOM DETACHED FAMILY HOME
- IMPRESSIVE DINING HALL WITH GALLERIED LANDING
- GRAND LIVING ROOM WITH FEATURE FIREPLACE & WOOD BURNER
- MAGNIFICENT OPEN PLAN FAMILY KITCHEN & CONSERVATORY HUB
- SEPARATE UTILITY & USEFUL FITTED STUDY FOR HOME WORKING
- MASTER SUITE WITH BESPOKE FITTED FURNITURE & MODERN EN-SUITE
- SECOND DOUBLE BEDROOM WITH REFITTED EN-SUITE & UPGRADED FAMILY BATHROOM
- DRIVEWAY TERMINATING AT THE DETACHED DOUBLE GARAGE
- ENCLOSED REAR GARDEN WITH PATIO, LAWN & MATURE TREES
- PRIME MOSSLEY LOCATION CLOSE TO AMENITIES & TRAIN STATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

ELEGANCE, SPACE & STYLE – YOUR PERFECT MOSSLEY HOME.

A LUXURIOUS FOUR-BEDROOM EXECUTIVE DETACHED FAMILY HOME OF GRAND PROPORTIONS, TUCKED AWAY WITHIN AN EXCLUSIVE CUL-DE-SAC OF JUST THREE HOMES IN THE HIGHLY DESIRABLE MOSSLEY AREA.

This exceptional residence has been thoughtfully upgraded, with recent enhancements including stylishly refitted bathrooms and en-suites. Every detail has been considered to create a home that blends elegance, comfort, and practicality.

Key Features:

- **Detached Double Garage** with alarm.
- **Quality Flooring** across much of the ground floor.
- **Double Glazing** and **Gas Central Heating**.
- **Generous Accommodation** designed for modern family living.

Ground Floor:

Step into the impressive dining hall, complete with cloakroom and study. The **grand living room** boasts a feature fireplace with wood burner, oak flooring, and French doors opening onto the rear garden. At the heart of the home lies the **magnificent open-plan family kitchen**, fitted with timber-fronted units and integrated appliances, flowing seamlessly into the conservatory with garden views. A separate utility room completes the ground floor.



First Floor:

The galleried landing leads to **four double bedrooms**. The master suite features bespoke fitted furniture and a modern en-suite shower room. The second bedroom also benefits from a refitted en-suite, while the family bathroom offers a contemporary suite with separate shower.

Outside:

The property enjoys an open-plan lawn to the front, a block-paved double-width driveway, and a detached double garage. To the rear, the enclosed garden offers a patio, lawn, and mature trees – perfect for relaxation or entertaining.

Location:

Positioned in a prime Mossley setting, this home is just a 10-minute walk from the railway station and a vibrant mix of local shops including a bakery, chemist, hardware store, post office, and the much-loved **Wonky Pear micro bar**. Families will appreciate the excellent school catchment, with Mossley C of E Primary School and local nurseries within easy reach.

The accommodation briefly comprises:
(all dimensions are approximate)

DINING HALL 19' 7" x 11' 1" (5.96m x 3.38m) max into bay: Front door. Open plan, can easily be partitioned if required. Bay window to front aspect. Two radiators. Stairs to first floor. Doors to principal rooms. LVT flooring.

CLOAKROOM W.C. : Low level W.C. Pedestal wash hand basin. Tiled splashbacks. Radiator. Tiled floor.



LIVING ROOM 19' 3" x 13' 8" (5.86m x 4.16m) : French doors to rear. Feature fireplace with inset wood burner. Two radiators. Oak flooring. Double doors to dining hall.

STUDY 10' 10" x 10' 10" (3.30m x 3.30m) **plus door recess area** : Window to front aspect. Radiator. Bespoke oak fitted desk cabinets, drawers, book shelves and glass fronted cabinets. LVT flooring.

KITCHEN/FAMILY/CONSERVATORY 23' 6" x 20' 8" (7.16m x 6.29m) : Fitted timber effect eye level and base units with laminated worktops. Built in ceramic hob with extractor above, split level double oven, dishwasher and microwave. Tiled splashbacks. Radiator. LVT flooring. Double French doors to rear.

UTILITY 11' 6" x 5' 8" (3.50m x 1.73m) : Door to outside. Fitted base units with space for washer dryer. Stainless steel single drainer sink unit inset. Tiled splashbacks. Space for large American style fridge. Radiator. Wall mounted gas central heating boiler. Programmer for central heating. LVT flooring.

First Floor :

GALLERIED LANDING : Large galleried area. Access to roof space. Double doors to airing cupboard with shelving and large tank. Doors to principal rooms.

BEDROOM 1 REAR 14' 4" x 12' 6" (4.37m x 3.81m) : Radiator. Fitted wardrobes and dressing table. Door to:

EN-SUITE 11' 6" x 4' 10" (3.50m x 1.47m) : Low voltage downlighters to ceiling. A modern attractive white replacement suite comprising: Low level W.C., double wash hand basin set in vanity unit and large double shower enclosure. Chrome heated towel radiator. Large mirror with back lighting.

BEDROOM 2 FRONT 14' 3" x 11' 9" (4.34m x 3.58m) : Radiator. Door to:



EN-SUITE 8' 2" x 4' 3" (2.49m x 1.29m) : A modern white quality replacement suite comprising: Low level W.C. and wash hand basin set in vanity unit and large shower enclosure. Chrome heated towel radiator. Fully tiled walls and floor. Mirror fronted medicine cabinet with back light. Fully tiled walls and floor.

BEDROOM 3 FRONT 11' 7" x 13' 0" (3.53m x 3.96m) : Radiator.

BEDROOM 4 REAR 11' 6" x 13' 1" (3.50m x 3.98m) : Radiator.

BATHROOM 9' 8" x 6' 6" (2.94m x 1.98m) : A luxurious modern white replacement suite comprising: Low level W.C. and wash hand basin set in vanity unit, panelled bath with mixer shower tap and separate corner shower enclosure. Chrome heated towel radiator. Fully tiled walls. Mirror fronted cabinet with back light.

Outside : To the front is a driveway terminating at the double garage. Lawned garden with pathway leading to front door. At the rear there is a patio 'L'-shaped lawn garden extending to the right hand gable end being fully enclosed with mature tree rear boundary.

DETACHED DOUBLE GARAGE 19' 1" x 19' 3" (5.81m x 5.86m) **internal measurements** : Brick and tile built. Double up and over doors. Side door. Power and light. Alarm.

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: G **LOCAL AUTHORITY:** Cheshire East

DIRECTIONS: SATNAV CW12 3WA

