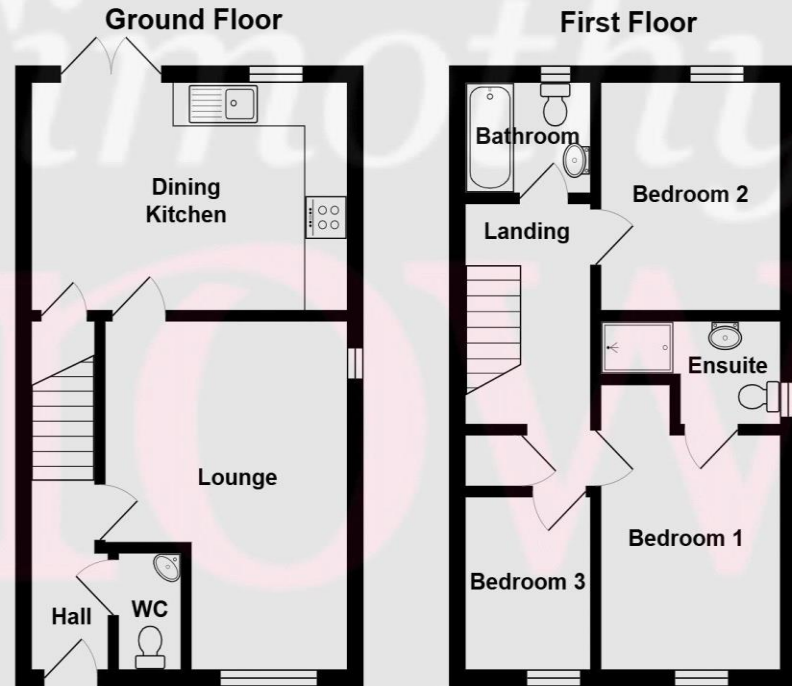


# Timothy a brown



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



Energy performance certificate (EPC)			
22 LARCH PLACE SOMERFORD CW12 4ZP	Energy rating <b>B</b>	Valid until: 9 May 2031	Certificate number: 8330-3190-9056-2299-8685
Property type	End-terrace house		
Total floor area	77 square metres		

#### Rules on letting this property

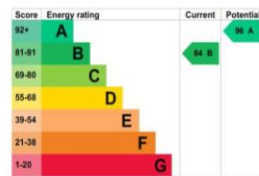
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

22 Larch Place,  
Somerton, Congleton,  
Cheshire CW12 4ZP

Fixed £213,500

- MODERN THREE BEDROOM END TERRACE AVAILABLE AT 30% DISCOUNTED SALE VALUE
- IMMACULATE INTERIOR WITH GAS CENTRAL HEATING & DOUBLE GLAZING
- SPACIOUS LOUNGE & CONTEMPORARY KITCHEN DINER WITH GARDEN ACCESS
- MASTER BEDROOM WITH EN SUITE PLUS FAMILY BATHROOM
- SUNNY ENCLOSED REAR GARDEN WITH PATIO & LAWN
- DRIVEWAY PARKING FOR TWO VEHICLES
- OUTSKIRTS LOCATION WITH COUNTRYSIDE BORDER & EXCELLENT SCHOOLING
- ELIGIBILITY & RESALE RESTRICTIONS APPLY UNDER DISCOUNTED FOR SALE SCHEME

## FOR SALE BY PRIVATE TREATY (Subject to contract)

Applications must be submitted to Cheshire East Council before a viewing can be arranged. Please email: [LowCostHomeOwnership@cheshireeast.gov.uk](mailto:LowCostHomeOwnership@cheshireeast.gov.uk) to register your interest.

For further information or to arrange a viewing, please contact our sales team.

**\*\*WATCH OUR ONLINE PROPERTY TOUR\*\***

### A MODERN THREE-BEDROOM END-TERRACE HOME AVAILABLE AT A 30% DISCOUNT THROUGH THE CHESHIRE EAST DISCOUNTED SALE SCHEME

This recently constructed home has an open-market value of **£305,000**, but is available to purchase for **£213,500** under the Cheshire East Discounted For Sale Scheme. You will own **100% of the property** and **no rent is payable**. Full eligibility criteria can be found on the Cheshire East Council website:

<https://www.cheshireeast.gov.uk/housing/affordable-housing/affordable-housing.aspx#DiscountedForSale>

The property is presented in excellent condition throughout and is ready for immediate occupation. Built to modern standards, it benefits from **gas central heating, double glazing**, and contemporary fixtures and fittings.



### Ground Floor

- Entrance hall
- Cloakroom/W.C.
- Spacious lounge
- Modern fitted kitchen/diner with double doors opening onto the rear patio and garden

### First Floor

- Landing with access to all rooms
- Three bedrooms, including a master bedroom with en suite
- Family bathroom

### Outside

To the front is a tarmac driveway providing parking for two vehicles. The rear garden enjoys a sunny aspect and is fully enclosed, featuring a patio area and grass lawn.

### Location

Situated on the outskirts of Congleton, the property borders open countryside while offering excellent access to local amenities. Nearby schools include **Congleton High School, Blackfirs Primary, and Quinta Primary**. West Heath shopping precinct is close by, and the location provides swift access to the main route towards the **M6 motorway** (approx. 6 miles) and **Manchester Airport** (approx. 17 miles).



### Important Information

Please note that resale restrictions apply under the Discounted For Sale Scheme. Prospective purchasers should seek legal advice prior to committing to a purchase.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Composite front door to:

**HALL :** Radiator. Door to lounge and W.C. Stairs to first floor. 13 Amp power points.

**CLOAKROOM W.C. :** White suite comprising: Low level W.C. and pedestal wash hand basin with mixer tap. Single panel central heating radiator.

**LOUNGE 16' 0" x 11' 10" (4.87m x 3.60m):** PVCu double glazed window. BT telephone point (subject to BT approval). Television aerial point. 13 Amp power points. Radiator. Door to kitchen/diner.

**KITCHEN/DINER 15' 0" x 10' 6" (4.57m x 3.20m):** PVCu double glazed French doors. PVCu double glazed window. Radiator. 13 Amp power points. Fitted kitchen in white hi-gloss with timber effect laminate surfaces. Inset single drainer stainless steel sink with mixer tap. Zanussi gas hob with oven below and extractor above. Space for dishwasher. Space and plumbing for washing machine and space for fridge/freezer. Cupboard housing Ideal combination gas boiler. Door to understairs cupboard.

**First Floor :**

**LANDING :** Access to partially boarded roof space. Single panel central heating radiator. 13 Amp power points. Door to linen cupboard. Doors to all principal rooms.

**BEDROOM 1 FRONT 13' 9" x 8' 6" (4.19m x 2.59m):** PVCu double glazed window to front aspect. Feature timber panelling to one



wall. Single panel central heating radiator. 13 Amp power points. Door to:

**EN SUITE :** Partly tiled. White suite comprising: Low level W.C., pedestal wash hand basin with mixer tap and shower enclosure with shower and glass Bi-folding door. Electric shaving point. Extractor fan. Radiator.

**BEDROOM 2 REAR 10' 2" x 8' 6" (3.10m x 2.59m):** PVCu double glazed window to rear aspect. 13 Amp power points. Radiator.

**BEDROOM 3 FRONT 8' 9" x 6' 4" (2.66m x 1.93m):** PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

**BATHROOM :** Opaque PVCu double glazed window. White suite comprising: Low Level W.C., pedestal wash hand basin and panelled bath. Radiator. Partly tiled walls. Extractor fan.

**Outside :**

**FRONT :** Lawn garden with tarmac double width driveway providing parking for two cars. Paths to front door and to side of the property.

**REAR :** Fully enclosed with a sunny aspect. Patio leading onto lawn.

**TENURE :** Freehold (subject to solicitor's verification).

**ESTATE MANAGEMENT FEE :** Annual Estate Management fee, paid every January, can vary between £100 to £200.

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

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** C

**DIRECTIONS:** SATNAV CW12 4ZP

