

Timothy a
brown



Total Area: 166.9 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

Energy performance certificate (EPC)

25 Howey Lane CONGLETON CW12 4AE	Energy rating D	Valid until: 27 November 2033 Certificate number: 9310-2188-5390-2627-8221
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Property type	Detached house
Total floor area	130 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 current energy rating is D. 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.

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www.timothyabrown.co.uk



25 Howey Lane
Congleton, Cheshire CW12 4AE

£550,000

- GENEROUS FOUR BED DETACHED FAMILY HOME
- TWO RECEPTION ROOMS
- BREAKFAST KITCHEN & MODERN UTILITY ROOM
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- INTEGRAL DOUBLE GARAGE
- PRIVATE DRIVEWAY WITH PARKING FOR SEVERAL CARS
- LARGE SOUTH FACING GARDENS
- CLOSE TO TOWN CENTRE, SHOPS, BARS & RESTAURANTS

FOR SALE BY PRIVATE TREATY (Subject to contract)

AN ARCHITECTURALLY DESIGNED RESIDENCE OF CALIBRE, POSITIONED ON THE SELECT LEAFY SUBURB OF HOWEY LANE. GENEROUS FOUR BED DETACHED FAMILY HOME WITH DRIVEWAY, DOUBLE GARAGE AND LARGE GARDENS. A PERFECT FAMILY HOME.

Four bedrooms, two reception rooms, breakfast kitchen, utility, family bathroom and en suite shower room. Attached double garage with private driveway providing off road parking for several vehicles. Mature south facing child/pet friendly gardens.

Constructed in the early 1990’s, we consider this imposing house to be a fine example of the impressive properties to be found in this highly sought after locality. To appreciate its many striking features an interior viewing is essential.

25 Howey Lane provides the ultimate family home. Its numerous attributes are immediately obvious; generous driveway area and useful attached double garage, to the privacy of its sizeable gardens, offering extensive lawns, which could easily be put to good use as a mini cricket or football pitch for those with kids to enjoy, and plentiful outside terrace dining/seating areas . The internal space, which quite frankly is deceptively spacious, offers TWO reception rooms (lounge/through dining room and conservatory), plus the breakfast kitchen, modern utility and cloakroom. Upstairs and from the landing are the FOUR, generous sized bedrooms, (the master complete with its own ensuite), and finally the family bathroom.

Outside, as befits a property of distinction, there are lovely formal and manageable lawned gardens incorporating specimen trees and shrubs and an elevated terrace seating area. To the front is the spacious driveway providing ample parking for numerous vehicles and large attached double garage.

You will be hard pressed to find a distinctive home located in a prime area with such array of conveniences laid out on it’s doorstep. Literally within 5 minutes' walk (if that...depending on your speed) you will find the town’s centre with its dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers, plus some fantastic eclectic mix of



hostelries. Countryside walks are found just at the end of Howey Hill; offering wonderful rambles around rural Cheshire.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town’s Jazz & Blue Festival enhance an active cultural scene.

Astbury Mere Country Park is ideal for easy exploration. With Congleton’s broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town’s retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links :

- Convenient access to A34 and the recently completed Congleton Link Road, providing convenient main road travel to the North’s cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West’s primary arterial route, providing easy access to the surrounding areas, towns and cities.
- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads.
- Congleton’s own railway station is close by, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Deep storm porch. Hardwood panelled door with double glazed side panel to:

HALL 15' 6" x 9' 4" (4.72m x 2.84m) max : Covng to ceiling. Double panel central heating radiator. 13 Amp power points. BT point. Door to integral garage.

LOUNGE THROUGH DINING ROOM 26' 1" x 11' 4" (7.94m x 3.45m) : Timber framed sealed unit double glazed bow window to front aspect. Single panel and double panel central heating radiator. 13 Amp power points. Living flame coal effect gas fire set on a marble hearth and back. Adam style fire surround. Hardwood framed sealed unit double glazed sliding doors to:

CONSERVATORY 10' 0" x 9' 6" (3.05m x 2.89m) : Brick built base with hardwood framed sealed unit double glazed upper panels with triple polycarbonate roof over. 13 Amp power points. Ceramic tiled floor. Hardwood framed sealed unit double glazed French doors to outside.

BREAKFAST KITCHEN 15' 0" x 10' 8" (4.57m x 3.25m) : PVCu double glazed window to rear aspect. Extensive range of medium oak fronted eye level and base units having marble effect preparation surface over with stainless steel 1.5 sink unit inset with mixer tap. Built in stainless steel 4 ring NEFF gas hob with NEFF extractor hood over. Built in NEFF double electric oven. Double panel central heating radiator. 13 Amp power points. PVCu double glazed window to side aspect.

UTILITY 10' 7" x 6' 0" (3.22m x 1.83m) max : Modern hi gloss fronted eye level and base units in white with concrete effect preparation surface over with stainless steel single drainer sink unit inset. Space and plumbing for a washing machine, tumble dryer and fridge freezer. Single panel central heating radiator. PVCu double glazed door to outside rear.

CLOAKROOM : Timber framed sealed unit double glazed window to side aspect. Low level W.C. Wall hung wash hand basin. Single panel central heating radiator.

First Floor :

LANDING 18' 4" (5.58m) in length : Hardwood framed sealed unit double glazed window to side aspect. 13 Amp power points. Single panel central heating radiator. Airing cupboard with lagged hot water cylinder. Access to roof space.

BEDROOM 1 FRONT 17' 8" into door recess x 11' 5" extending to 14'10 (5.38m x 3.48m) : Timber framed sealed unit double glazed window with inset lead effect to front aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 6' 3" x 5' 1" (1.90m x 1.55m) : Timber framed sealed unit double glazed window to side aspect. White suite comprising: Low level W.C., ceramic wash hand basin with cupboard below and separate shower cubicle with mains fed



shower. Fully tiles walls with shower boarding to shower cubicle. Chrome centrally heated towel radiator.

BEDROOM 2 FRONT 12' 10" x 11' 6" (3.91m x 3.50m) : Hardwood framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Two double fitted wardrobes with mirrored sliding doors.

BEDROOM 3 REAR 13' 0" x 8' 1" (3.96m x 2.46m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 10' 2" x 6' 5" (3.10m x 1.95m) : PVCu double glazed window to rear aspect. Single panel central heating radiator.13 Amp power points.

BATHROOM 7' 9" x 6' 4" (2.36m x 1.93m) : PVCu double glazed window to rear aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin and tiled panelled bath with mains fed shower over and glass shower screen. Chrome centrally heated towel radiator. Fully tiled walls. Tiled floor.

Outside :

FRONT : Extensive block paved driveway for 4/6 vehicles. Front boundary screened with established laurel hedge.

SIDE : Lawned gardens with paved outside seating area.

REAR : Extending from the rear of the property is an extensive paved terrace seating area with retaining wall and steps up to a further block paved terrace which is tiered, beyond which is a summerhouse with solid fuel pot bellied stove. Gated access to the front via the left hand side.

INTEGRAL GARAGE 17' 4" wide x 16' 8" deep to one half (5.28m x 5.08m) + 15' 4" deep to other half (internal measurements): Up and over door. Power and light. Wall mounted Suprima gas central heating boiler. Access to loft area. Door into hallway of house.

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: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4AE

