



Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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### Energy performance certificate (EPC)

6 Violet Close CONGLETON CW12 4YR	Energy rating <b>B</b>	Valid until 11 August 2032
Property type Detached house	Certificate number 8621-3064-2338-8832-4200	

Total floor area 121 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/landlord-energy-ratings>

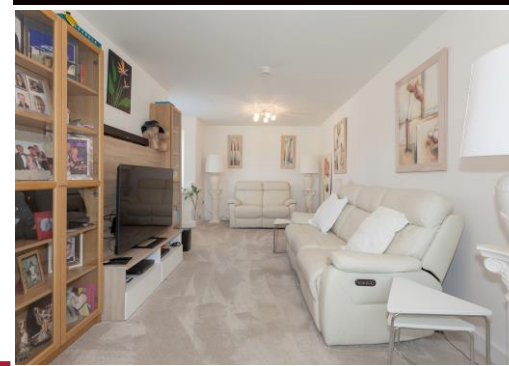
#### Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency](#)

https://www.energy-certificates.service.gov.uk/energy-certificates/8621-3064-2338-8832-4200

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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**6 Violet Close**  
Congleton, Cheshire CW12 4YR  
**Selling Price: £475,000**

- BUILT BY SEDDON HOMES – 'ILKLEY' HOUSE STYLE
- SHOW HOME CONDITION THROUGHOUT
- QUIET CUL-DE-SAC POSITION WITH OPEN COUNTRYSIDE VIEWS
- SPACIOUS LOUNGE WITH DUAL BAY WINDOWS
- FULL-LENGTH KITCHEN DINER WITH INTEGRATED APPLIANCES & FRENCH DOORS
- FOUR BEDROOMS (THREE DOUBLES) – EN SUITE & FITTED WARDROBES TO PRINCIPAL
- DRIVEWAY, CAR CANOPY & SINGLE GARAGE
- ENCLOSED REAR GARDEN WITH PATIO & LAWN

This beautifully presented home has been occupied since Autumn 2022 and remains in superb, show home condition throughout.

Constructed by the highly regarded Seddon Homes, the property occupies a prime position at the end of a quiet cul-de-sac, boasting front-facing views over open countryside.

The attractive 'Ilkley' house style offers thoughtfully designed accommodation with generous proportions and high-quality finishes.

The fully double glazed and gas centrally heated interior briefly comprises: a welcoming entrance hall with a spacious cloakroom/WC and useful under-stairs storage, a bright and impressive full-length lounge featuring two elegant bay windows, and a stunning full-length kitchen diner fitted with quality cabinetry and integrated appliances, with French doors opening onto the rear patio and garden. A separate utility room completes the ground floor.

To the first floor, a central landing provides access to four well-appointed bedrooms, including three generous doubles and a comfortable single. The principal bedroom benefits from fitted wardrobes and a private en suite, whilst a modern family bathroom serves the remaining rooms.

Externally, the property enjoys a lawned garden to the front and side, along with a lengthy tarmac driveway leading to the rear, where a car canopy and single garage are located. A gated entrance provides access to the enclosed rear garden, which features a patio area and lawn—ideal for outdoor entertaining.

Positioned just off a leafy country lane in West Heath and on the edge of the picturesque village of Astbury, the development offers attractive landscaping, mature trees, and a sense of space rarely found in modern developments.

Seddon Homes are renowned for their exceptional build quality, generous plot sizes, and superior specifications, including premium kitchen fittings, high-end appliances, and stylish en suites as standard.

The historic market town of Congleton is a true gem. Located on the banks of the River Dane, it has a pretty town centre surrounded by the beautiful countryside of the Cheshire Peak District. The picturesque Macclesfield Canal, which runs through the town, and Astbury Mere and Country Park are popular with walkers and cyclists.

Sport & leisure: Congleton has a twice-weekly market – on Tuesdays and Saturdays. History buffs can enjoy the town's industrial heritage, in the Congleton Museum. There is also the Daneside Theatre which stages regular productions. Each June, the town hosts a popular Food and Drink Festival. And the town's annual Jazz & Blues Festival is held every August, attracting musicians from throughout the UK.

Local amenities: Congleton has two secondary schools, both with 'good' Ofsted ratings. There are several highly-rated primary schools in the town, including Black Firs primary school – which is within walking distance of Violet Close. The town centre has a good range of independent shops and eateries, with larger name outlets on the Congleton Retail Park. There are 3 supermarkets in the town: Morrisons,

Tesco and Aldi, and a Marks & Spencer Simply Food store.

Transport: Congleton is a perfect location for commuters, just 7 miles from junction 17 or 18 of the M6 motorway, between Macclesfield and Stoke-on-Trent. Manchester city centre is 21 miles away. The property is a short 10 minute drive to the railway station, which has regular trains to Manchester Piccadilly and Stoke-on-Trent.

#### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : Composite front door to hall.

**HALL** : Stairs. Doors to principle rooms.

**SEPARATE W.C.** : White suite comprising: low level W.C. and wash hand basin. Partly tiled walls. Radiator. Door to under stairs cupboard.

**LOUNGE 24' 6" x 11' 6" (7.46m x 3.50m) into bay**: Two bay windows with PVCu double glazed windows. Two radiators.

**KITCHEN DINER 24' 6" x 9' 8" (7.46m x 2.94m)**: PVCu double glazed bay window to front. PVCu double glazed window to side and separate french double doors to patio. Fitted with an attractive range of matching base and eye level units with marble effect laminated surfaces and inset one and a half bowl single drainer stainless steel sink. 5-ring gas hob set in breakfast bar with canopy over. Split level double oven. Integrated dishwasher, fridge and freezer. Two radiators. Downlighters inset to ceiling.

**UTILITY 6' 7" x 5' 11" (2.01m x 1.80m)**: Composite double glazed door to outside. Fitted with matching base and eye level units matching the kitchen with marble effect laminated surfaces. Space and plumbing below for washing machine and tumble dryer. Radiator.

**First Floor** :

**LANDING** : Access to roof space. Radiator. Door to storage cupboard. Downlighters to ceiling. Doors to principal rooms.



**BEDROOM 1 FRONT 10' 6" x 12' 10" (3.20m x 3.91m) maximum**: PVCu double glazed widow to front aspect over looking countryside. Fitted wardrobes. Radiator.

**EN SUITE** : PVCu double glazed opaque window. White suite comprising low level W.C., pedestal wash hand basin and tiled shower enclosure with bi-folding glass door. Chrome heated towel/rail. Partly tiled walls. Downlighters to ceiling.

**BEDROOM 2 FRONT 12' 10" x 10' 3" (3.91m x 3.12m)**: PVCu double glazed window over looking countryside. Radiator.

**BEDROOM 3 REAR 9' 11" x 10' 5" (3.02m x 3.17m)**: PVCu double glazed window to rear. Radiator.

**BEDROOM 4 REAR 11' 11" x 10' 4" (3.63m x 3.15m) into bay**: PVCu double glazed window to rear. Radiator.

**BATHROOM** : PVCu double glazed opaque window. White suite comprising: low level W.C., wash hand basin and panelled bath. Half tiled walls. Chrome heated towel rail/radiator. Downlighters to ceiling.

**Outside** :

**FRONT** : Open plan lawn to front and left hand side with tarmac driveway extending to rear and terminating at the garage with useful canopy over the drive to protect one car. To the left hand side is the main garden which is enclosed by brick built wall and pillars with stained timber panelling.

**REAR** : The rear garden has a sunny aspect with patio area leading on to the lawn. Exit gate to garage and drive. Outside lighting and garden tap.

**GARAGE 18' 2" x 8' 2" (5.53m x 2.49m)**: Up and over door. Power and light.

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

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

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

**LOCAL AUTHORITY**: Cheshire East Council **TAX BAND**: E

**DIRECTIONS**: SATNAV: CW12 4YR

