



### Energy performance certificate (EPC)

5 Overton Close CONGLETON CW12 1JZ	Energy rating <b>D</b>	Valid until: 16 June 2032 Certificate number: 7432-2526-2100-0006-7292
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**Property type**  
Detached house

**Total floor area**  
88 square metres

#### Rules on letting this property

Properties can be rented if they have an energy rating from A to E. If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-letting-energy-rating-a-to-g) (<https://www.gov.uk/guidance/domestic-estate-letting-energy-rating-a-to-g>).

#### Energy efficiency rating for this property

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

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

**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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5 Overton Close,  
Congleton, Cheshire CW12 1JZ

Selling Price: £375,000

- BEAUTIFULLY UPDATED THREE-BEDROOM LINK-DETACHED HOME
- TASTEFULLY EXTENDED & CONTINUOUSLY IMPROVED THROUGHOUT
- SPACIOUS DINING KITCHEN, LIVING AREA, UTILITY & CLOAKROOM
- LOUNGE WITH CAST IRON MULTI-FUEL STOVE
- COLOSSAL 100FT GARDENS
- HUGE PLOT WITH POTENTIAL FOR A FUTURE BUILDING PLOT (SUBJECT TO PP)
- QUIET CUL-DE-SAC POSITION JUST MOMENTS FROM CONGLETON TOWN CENTRE

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

A **beautifully cared-for and continuously improved three-bedroom link-detached home**, extended over the years and recently re-roofed — all tucked away on a quiet corner plot with **TRULY COLOSSAL 100FT GARDENS**. The sheer size and layout of the plot even suggest **potential for a future BUILDING PLOT (subject to planning)**.

Hidden at the end of a peaceful cul-de-sac yet only moments from Congleton's bustling town centre, this warm and welcoming home has been thoughtfully extended and tastefully renovated, offering stylish, comfortable living throughout.

Upstairs features **three bedrooms, an ensuite, and a modern bathroom suite**. Downstairs delivers excellent space: **reception porch, lounge, dining kitchen, living area, utility, cloakroom, and a side porch leading to the garage**.

Outside, prepare to be amazed — **extensive block-paved driveway areas, an attached garage, and those vast, unexpected gardens** that make this home truly stand out.

The location is superb: just a short stroll from the ever-popular **Astbury Mere Country Park**, a vibrant community hub for walkers, runners, and water-based activities at the outdoor pursuits centre.

Commuters will appreciate the easy access to **Junctions 17 and 18 of the M6**, plus the nearby **railway station** offering frequent connections to **London Euston and Manchester Piccadilly**.

**Manchester Airport** is also within easy reach, and local bus routes are right on hand.

**A rare opportunity with space, potential, and an unbeatable position. Call us now to book your viewing.**

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

**ENTRANCE** : Composite door with double glazed leaded and stained glass upper panels.

**PORCH** : Angular ceiling. PVCu double glazed opaque windows to front and side aspect. 13 Amp power points. Stone effect tiled floor. Timber and glazed door to:

**LOUNGE 15' 5" x 14' 1" (4.70m x 4.29m)** : PVCu double glazed window to front aspect. Double panel central heating radiator. Television aerial point. Recessed fireplace with cast iron 'Clearview' multi fuel stove set on granite hearth. Open plan stairs to first floor with understairs store.

**DINING KITCHEN 13' 10" x 8' 10" (4.21m x 2.69m)** : PVCu double glazed window to side aspect. Low voltage downlights inset. Extensive range of natural wood custom painted eye level and base units having granite preparation surfaces over with preformed drainer and Belfast sink inset with chrome mixer tap. Space for range cooker with black metal splashback and wide black Rangemaster extractor canopy hood over. Space and plumbing for dishwasher. Space for fridge freezer. Single panel central heating radiator. Stone effect ceramic floor tiles. 13 Amp power points. Large squared off opening to:

**DINING/LIVING AREA 9' 10" x 7' 6" (2.99m x 2.28m)** : PVCu double glazed window to rear aspect. Single panel central heating radiator. Low voltage downlights inset. Television aerial point. 13 Amp power points. Stone effect floor tiles. PVCu double glazed French doors to rear garden.

**UTILITY 8' 2" x 4' 7" (2.49m x 1.40m)** : Low voltage downlights. PVCu double glazed window to rear aspect. Single panel central

heating radiator. Modern eye level and base units having marble effect preparation surface over having stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Wall mounted intergas combination boiler. Single panel central heating radiator. 13 Amp power points. Stone effect ceramic floor tiles.

**SIDE PORCH** : PVCu double glazed door opening to garage.

**CLOAKROOM** : PVCu double glazed opaque window to side aspect. White suite comprising: low level W.C., wall mounted wash hand basin with chrome mixer tap. Single panel central heating radiator. Stone effect ceramic floor tiles.

**First Floor** :

**GALLERIED LANDING** : PVCu double glazed window to side aspect. Access to roof space. Airing cupboard with single panel central heating radiator.

**MASTER BEDROOM REAR 20' 7" x 10' 1" (6.27m x 3.07m)** : PVCu double glazed window to rear aspect. Dressing area. Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to Juliette balcony.

**EN SUITE 7' 8" x 3' 5" (2.34m x 1.04m)** : PVCu double glazed opaque window to side aspect. Low voltage downlights inset. Modern white suite comprising: low level W.C., pedestal wash hand basin, separate enclosed shower cubicle housing a thermostatically controlled mains fed shower with rainfall shower head and attachment with glass shower screen. Chrome centrally heated towel radiator. Stone effect wall and floor tiles. Extractor fan. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 FRONT 12' 9" x 7' 9" (3.88m x 2.36m)** : PVCu double glazed window to front aspect. Feature panelled wall. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 9' 9" x 6' 0" (2.97m x 1.83m)** : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 5' 10" x 5' 5" (1.78m x 1.65m)** : PVCu double glazed opaque window to side aspect. Low voltage downlights inset. Modern white suite comprising: low level W.C., pedestal wash hand basin, panelled bath with glass shower screen having thermostatically controlled mains fed shower. Single panel central heating radiator. Stone effect wall and floor tiles.

**Outside** :

**FRONT** : Sweeping block paved driveway with one area of the driveway leading to the garage. The driveway then continues to the right hand of the property, through the 5-bar farmhouse style gate to a further area of parking.

**GARAGE 16' 2" x 7' 10" (4.92m x 2.39m) internal measurements** : Electric door. Rear PVCu double glazed pedestrian door. Power and light.

**REAR GARDEN** : The gardens are a real surprise and of which extend to approx 100ft in length. They're an immense size with a small lawned area found to the rear of the property with raised borders and bound with a mature beech hedge. Beyond are the main gardens formed of extensive lawns, shaped well stocked shrub borders bursting with flora and fauna. There's an attractive pond water feature and further along is a huge area which had been kept as a flower garden but would easily be returned to lawn. At the bottom of the garden is space for greenhouses and shed.

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

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

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

**TAX BAND**: C

**LOCAL AUTHORITY**: Cheshire East

**DIRECTIONS**: SATNAV CW12 1JZ

