

Timothy a
brown



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

Energy performance certificate (EPC)

9 Lower Meadow Drive
CONGLETON
CW12 4UX

Energy rating
C

Valid until
24 July 2035

Certificate number
0435-3023-5500-0509-3222

Property type
Semi-detached house

Total floor area
71 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

Score

Energy rating

Current

Potential

92+

A

81-91

B

69-80

C

79 C

79 C

55-68

D

39-54

E

21-38

F

1-20

G

<https://find-energy-certificate.service.gov.uk/energy-certificate/0435-3023-5500-0509-3222?print=true>

1/5

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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9 Lower Meadow Drive
Congleton, Cheshire CW12 4UX

Selling Price: £250,000

- NO ONWARD CHAIN
- MODERN THREE BEDROOM SEMI-DETACHED HOME
- SCOPE FOR SELECTIVE COSMETIC IMPROVEMENTS
- SPACIOUS THROUGH LOUNGE AND DINING ROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- INTEGRAL GARAGE AND PRIVATE DRIVEWAY
- ENCLOSED REAR GARDEN AND POPULAR LOCATION

A MODERN THREE BEDROOM SEMI-DETACHED HOME WITH EN SUITE, INTEGRAL GARAGE AND PRIVATE GARDEN – WITH SCOPE TO ADD YOUR OWN PERSONAL TOUCHES – POPULAR AND CONVENIENT WOODLANDS DEVELOPMENT – NO ONWARD CHAIN AN EXCELLENT OPPORTUNITY FOR FIRST TIME BUYERS, YOUNG FAMILIES OR THOSE LOOKING TO TAKE THEIR NEXT STEP ON THE PROPERTY LADDER.

Situated within a popular and established residential neighbourhood, this attractive modern three bedroom semi-detached home offers an appealing combination of comfortable, well-proportioned accommodation, practical family living and the opportunity for a purchaser to make a home truly their own. Clean, tidy and perfectly liveable from day one, although certain areas would now benefit from some selective cosmetic improvements and updating.

For buyers seeking a home they can move straight into and gradually enhance to their own tastes and requirements, this represents a particularly appealing opportunity.

The accommodation is thoughtfully arranged over two floors, beginning with an entrance hallway leading into a bright and welcoming through lounge and dining room. Extending to approximately 22 feet overall, this versatile living space provides ample room for both relaxing and entertaining, with a contemporary feature fireplace creating a focal point to the lounge and glazed doors from the dining area opening directly onto the rear garden. The adjoining kitchen is fitted with an attractive range of cream-fronted units complemented by natural oak work surfaces, incorporating a gas hob, electric oven and integrated dishwasher. Conveniently, the kitchen also



provides direct access to both the rear garden and integral garage, adding to the practicality of everyday family life.

To the first floor are three bedrooms, including a principal bedroom enjoying fitted mirrored wardrobes and the added luxury of its own en suite shower room. The two further bedrooms offer flexibility for children, guests or those requiring a dedicated home office, whilst a separate family bathroom completes the accommodation.

Outside, the property benefits from a private driveway providing off-road parking and an integral garage with power, lighting and plumbing for a washing machine.

To the rear is an enclosed garden, principally laid to lawn with a paved seating terrace, offering a pleasant and manageable outdoor space for relaxing, entertaining or family enjoyment.

The location is another real advantage. Lower Meadow Drive enjoys a convenient position within easy reach of Congleton town centre, with its excellent selection of independent shops, cafés, restaurants and everyday amenities. The popular Orange Tree restaurant is close by, whilst well-regarded schools, local parks and attractive countryside walks are readily accessible.

Commuters are also well catered for, with convenient connections to the A34, surrounding towns and the wider motorway network.

In summary, this is a well-maintained, sensibly laid-out modern home offering three bedrooms, two bathrooms, an integral garage and an enclosed



garden, together with genuine potential for further enhancement. Whether you're buying your first home, moving up the property ladder or searching for a manageable family home in a desirable location, 9 Lower Meadow Drive is certainly worthy of an early inspection. Viewing is highly recommended to appreciate the accommodation, convenient setting and potential this property has to offer.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Composite panelled door to:

HALL : Single panel central heating radiator. Ceramic tiled floor. Stairs to first floor.

LOUNGE THROUGH DINING ROOM 22' 8" x 9' 0" (6.90m x 2.74m) max overall:

Lounge area 14' 6" x 9' 8" (4.42m x 2.94m): PVCu double glazed window to front aspect. Double panel central heating radiator. Contemporary style fireplace with pebble effect feature. 13 Amp power points. Understairs storage cupboard. Archway to:

Dining area 7' 9" x 7' 5" (2.36m x 2.26m) plus bay: PVCu double glazed door with panels to rear garden. Single panel central heating radiator. 13 Amp power points.

KITCHEN 14' 2" x 5' 4" (4.31m x 1.62m) extending to 8'0" into door recess: PVCu double glazed window to rear aspect. Modern cream fronted eye level and base units with natural oak preparation surfaces over with ceramic sink unit inset. Built-in 4 ring gas hob with electric oven/grill below and extractor hood over. Integrated dishwasher. Space for fridge. Double panel central heating radiator. Wall mounted Glowworm gas central heating boiler. Slate effect tiled floor. Door to rear garden. Door to integral garage.

First floor :

LANDING : 13 Amp power points. Airing cupboard with lagged hot water cylinder. Access to roof space.



BEDROOM 1 FRONT 10' 10" x 9' 10" (3.30m x 2.99m): PVCu double glazed window to front aspect. 13 Amp power points. Double panel central heating radiator. Inner vestibule with two mirror fronted fitted double wardrobes.

EN SUITE 7' 9" x 4' 3" (2.36m x 1.29m): PVCu double glazed window to front aspect. White suite comprising: low level W.C., pedestal wash hand basin and fully enclosed shower cubicle with mains fed shower and bi-fold door. Single panel central heating radiator.

BEDROOM 2 REAR 9' 5" x 7' 10" (2.87m x 2.39m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 9" x 6' 6" (2.97m x 1.98m): PVCu double glazed windows to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

BATHROOM 6' 1" x 5' 6" (1.85m x 1.68m): PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath.

Outside :

FRONT : Private driveway for one car.

INTEGRAL GARAGE 16' 7" x 8' 0" (5.05m x 2.44m) internal measurements: Up and over door. Power and light. 13 Amp power points. Space and plumbing for washing machine.

REAR : Extending from the rear of the property is a paved terrace with lawned garden all encompassed with timber lapped fencing. Gated access to front.

SERVICES : All mains services are connected.

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 4UX

