



Energy performance certificate (EPC)																																	
2 Daisybank Drive CONGLETON CW12 1LS	Energy rating: D Valid until: 8 November 2033 Certificate number: 8435-3831-2209-3077-4284																																
Property type: Detached house	Total floor area: 100 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).																																	
Energy rating and score																																	
This property's energy rating is D. It has the potential to be C.																																	
The graph shows this property's current and potential energy ratings.																																	
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 and the average energy score is 60																																	
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92+</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td>63</td> <td>78</td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>	Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D	63	78	39-54	E			21-38	F			1-20	G			
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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.



- SPACIOUS, BEAUTIFULLY ENHANCED & UPDATED FOUR-BED DETACHED FAMILY HOME IN A HIGHLY SOUGHT-AFTER LOCATION
- GENEROUS OPEN-PLAN LOUNGE/DINING ROOM WITH DIRECT GARDEN ACCESS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES & SEPARATE UTILITY ROOM
- THREE WELL-PROPORTIONED FIRST-FLOOR BEDROOMS & A CONTEMPORARY FAMILY BATHROOM
- GROUND-FLOOR FOURTH BEDROOM - IDEAL FOR HOME OFFICE
- REAR GARDEN WITH PATIO & RAISED LAWN
- TARMAC DRIVEWAY WITH OFF-ROAD PARKING FOR TWO TO THREE VEHICLES
- PRIME POSITION CLOSE TO TOWN AMENITIES, COUNTRYSIDE WALKS & HIGHLY REGARDED SCHOOLS

2 Daisybank Drive,
Congleton, Cheshire CW12 1LS

Selling Price: £359,995

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Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

A Stunning Four-Bed Family Home in a Prime Congleton Location

Set on the highly desirable Daisybank Drive, this beautifully enhanced four-bedroom detached home offers an exceptional blend of space, comfort and modern living. Thoughtfully reconfigured from its original layout, the property now features an impressive ground-floor fourth bedroom or a private home office suite.

A Location That Truly Delivers

Perfectly positioned for commuters, the home offers quick access to Manchester and Macclesfield via the link road. Everyday essentials are close at hand with Tesco Extra nearby, while Congleton Town Centre provides a vibrant mix of new restaurants, bars, cafés and independent shops.

For those who enjoy the outdoors, Westlow Mere and surrounding countryside walks are just a short distance away. Families will also appreciate being within the catchment area for well-regarded schools, including Eaton Bank Academy.

Step Inside

A spacious entrance hallway welcomes you into the home. From here, you enter the generous open-plan lounge and dining area, filled with natural light thanks to sliding doors that open

directly onto the rear garden — perfect for entertaining or relaxing.

The modern fitted kitchen includes a range of integrated appliances, and the separate utility room provides access to a convenient shower room with W.C and wash basin. The former garage has been cleverly converted into a fourth bedroom offering fantastic flexibility for a variety of lifestyles.

Upstairs, you'll find three further well-proportioned bedrooms and a stylish family bathroom with a three-piece suite.

Outdoor Space

The front of the property features a Tarmac driveway with parking for two to three cars, alongside a slate chipping landscaped area.

The rear garden offers a peaceful retreat, with a patio area ideal for outdoor dining leading up to a raised lawn. A timber shed provide excellent additional storage.

The accommodation briefly comprises:
(all dimensions are approximate)

HALL 19' 11" x 6' 2" (6.07m x 1.88m) max: PVCu double glazed window. Ceiling light fitting. Feature central heating radiator. 13 Amp power points. Oak-style doors to principal rooms. Access into under stair storage. Attractive stairs to first floor. Wood-style flooring. Built in entrance door mat.

OPEN PLAN LOUNGE/DINING ROOM 24' 2" x 10' 8" (7.36m x 3.25m): Two ceiling light fittings. PVCu double glazed window to the front elevation and double glazed sliding doors to the rear elevation. Two feature central heating radiators. Feature fireplace with wood burner-style fire. 13 Amp power points.

KITCHEN 14' 10" x 7' 9" (4.52m x 2.36m): Low voltage downlighters inset. Two PVCu double glazed windows to the rear elevation. Modern fitted eye level and base units with worktops over having single drainer sink unit inset with mixer tap. Tiled splashbacks. Built in induction hob with extractor over. Space for fridge freezer. Built in double split level oven and integrated dishwasher. 13 Amp power points. Wood style flooring. Feature central heating radiator. Door to outside. Door to:

UTILITY ROOM : Low voltage downlighters inset. PVCu double glazed opaque window. Radiator. Space and plumbing for washing machine and tumble dryer. Tiled floor. Door to:

SHOWER ROOM : Low voltage downlighters inset. White suite comprising: Low level W.C., wash hand basin and shower enclosure with sliding doors. Extractor fan. Shaver point. Tiled floor.

BEDROOM 4' 9" 1" x 7' 5" (2.77m x 2.26m): PVCu double glazed window to front aspect. Ceiling light fitting. Central heating radiator. 13 Amp power points.

First Floor :

LANDING : PVCu double glazed opaque window to side aspect. Access to roof space. Carpet flooring. Ceiling light fitting. Oak style doors to all rooms.

BEDROOM 1 12' 2" x 9' 8" (3.71m x 2.94m): PVCu double glazed window to front aspect. Ceiling light fitting. Feature central heating radiator. 13 Amp power points. Carpet flooring.

BEDROOM 2 11' 10" x 9' 6" (3.60m x 2.89m): PVCu double glazed window to rear aspect. Ceiling light fitting. Central heating radiator. 13 Amp power points. Carpet flooring.

BEDROOM 3 7' 5" x 8' 5" (2.26m x 2.56m): PVCu double glazed window to front aspect. Ceiling light fitting. Central heating radiator. 13 Amp power points. Carpet flooring.

BATHROOM 8' 3" x 7' 6" (2.51m x 2.28m): Low voltage downlighters inset. PVCu double glazed opaque window to rear aspect. Attractive modern white suite comprising: Low level W.C., wash hand basin with mixer tap and bath with mixer shower and glass screen over. Marble effect panelling to walls. Feature centrally heated towel radiator. Access into the airing cupboard which houses the combi boiler.

Outside :

FRONT : Tarmac driveway providing parking for two to three cars with feature slate chipping landscaping.

SIDE : Access to the rear is available down the right hand side of the property.

REAR : Patio area leading up to a raised lawn area. Timber storage shed. The garden is enclosed by fence panels and brick wall to one side boundary.

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

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 1LS

