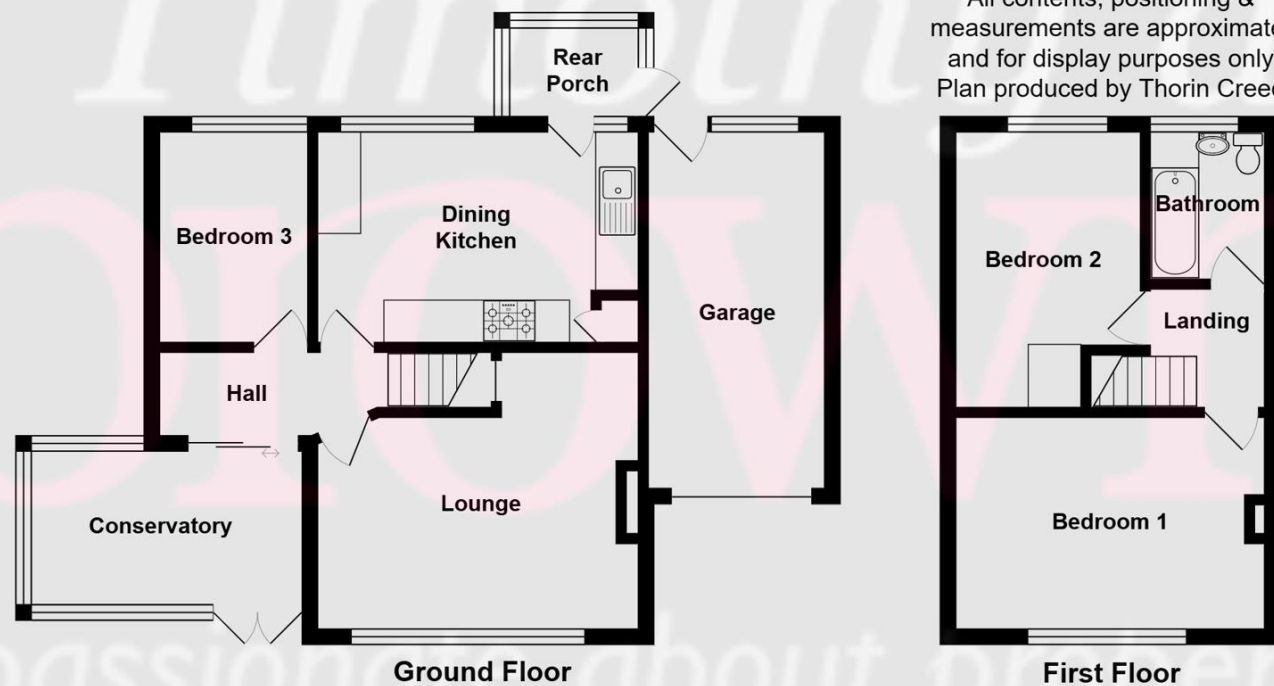


Timothy a brown



Energy performance certificate (EPC)

31 Beatty Drive CONGLETON CW12 2ER	Energy rating D	Valid until: 7 September 2036
		Certificate number: 0083-3066-4201-1026-2204

Property type	Detached house
Total floor area	74 square metres

Rules on letting this property

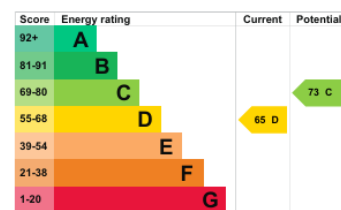
Properties can be let if they have an energy rating from A to E.

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 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

31 Beatty Drive,
Congleton, Cheshire CW12 2ER

Selling Price: £275,000

- THREE BEDROOM DETACHED HOME
- FABULOUS MODERNISATION OPPORTUNITY
- QUIET END OF CUL-DE-SAC POSITION
- POPULAR BUGLAWTON LOCATION
- VERSATILE GROUND FLOOR THIRD BEDROOM
- DRIVEWAY & ATTACHED GARAGE
- MATURE FRONT & REAR GARDENS
- HUGE POTENTIAL TO CREATE A SUPERB HOME
- APPROVED PLANNING PERMISSION FOR EXTENSION & ALTERATIONS

A FABULOUS OPPORTUNITY TO MODERNISE AND CREATE A HOME OF YOUR OWN – A THREE BEDROOM DETACHED PROPERTY, TUCKED AWAY AT THE END OF A SMALL AND PEACEFUL CUL-DE-SAC WITHIN THE POPULAR BUGLAWTON AREA OF CONGLETON – WITH DRIVEWAY, ATTACHED GARAGE AND MATURE GARDENS. APPROVED PLANNING PERMISSION FOR EXTENSION AND EXISTING DWELLING ALTERATIONS.

For those searching for a property with genuine potential, 31 Beatty Drive presents an exciting opportunity. You can take advantage of the **approved planning permission** for an extension and existing dwelling alterations (**Cheshire East Reference No: 24/1211C**).

Occupying a pleasant and tucked-away position at the end of a small, established cul-de-sac in the popular Buglawton area of Congleton, this individual detached home offers well-proportioned and versatile accommodation which now **requires a programme of modernisation and improvement throughout**. For the right buyer, however, therein lies its considerable appeal – a chance to refurbish, redesign and create a home entirely to their own taste and specification.

The property is approached over a driveway providing off-road parking and leading to the attached garage, whilst mature hedging and established gardens give the home an attractive degree of privacy.



A front entrance conservatory opens into the main hallway, from which there is access to the principal ground floor accommodation. The lounge is positioned to the front, whilst to the rear is a generously proportioned breakfast kitchen with a range of fitted units and ample space for appliances.

Adding considerably to the versatility of the accommodation is a **ground floor third bedroom**, equally capable of serving as a separate dining room, study or home office depending upon the requirements of its next owner.

To the first floor are two further good-sized bedrooms, both benefiting from useful under-eaves storage, together with the family bathroom.

Externally, the property enjoys established gardens to both the front and rear. The rear garden is predominantly laid to lawn with mature hedging and shrubbery creating a pleasant and relatively private setting, whilst gated access extends around the side of the property. An **attached garage**, complete with power and lighting, provides further useful storage or parking.

The location is another major attraction. Beatty Drive occupies a peaceful residential position within **Buglawton**, an established and popular part of Congleton with countryside never far away, whilst remaining convenient for local amenities, schools and access into Congleton town centre.



Homes offering this combination of a **quiet cul-de-sac position, detached accommodation, garage, gardens and genuine scope for improvement** are increasingly difficult to find.

31 Beatty Drive is undoubtedly a project, but one with enormous potential – an ideal opportunity for buyers looking to put their own stamp on a detached home and create something rather special. Early viewing is strongly recommended to fully appreciate the position, proportions and possibilities on offer.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE CONSERVATORY 12' 10" x 7' 9" (3.91m x 2.36m): Brick built base with PVCu double glazed panel door with polycarbonate roof over. Double panel central heating radiator. Tiled floor. PVCu double sliding door to:

HALL : Coving to ceiling. 13 Amp power points. Beech effect flooring.

LOUNGE 14' 0" x 9' 8" (2.94m) extending to 13'1" into recess (4.26m x 3.98): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Beech effect flooring.

BEDROOM 3 (GROUND FLOOR) 9' 10" x 7' 0" (2.99m x 2.13m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Beech effect flooring.

BREAKFAST KITCHEN 15' 0" x 9' 10" (4.57m x 2.99m): PVCu double glazed window to rear aspect. Hi-gloss eye level and base units with marble effect preparation surfaces over having stainless steel single drainer sink unit inset. Space for Range cooker. Space and plumbing for washing machine. Space for fridge freezer. Single panel central heating radiator. Door to rear porch.



First Floor :

LANDING : Door to under eaves storage.

BEDROOM 1 FRONT 15' 1" x 9' 8" (4.59m x 2.94m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 10' 0" (3.05m) extending 13' 1" into recess x 9' 3" (3.98m x 2.82m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Under eaves storage.

BATHROOM 6' 10" x 5' 4" (2.08m x 1.62m): PVCu double glazed window to rear aspect. Low level W.C. Vanity wash hand basin. Panelled bath with electric shower over. Fully tiled walls. Single panel central heating radiator.

Outside :

FRONT : Mature front boundary hedgerow with lawned gardens and path to front garden. Concrete driveway for two cars.

ATTACHED GARAGE 16' 8" x 8' 3" (5.08m x 2.51m) **Internal measurements:** Up and over door. Power and light.

REAR : Paved perimeter path with raised gardens, laid to lawn and encompassed with mature hedgerow and shrubbery. To one side is space for garden shed. The other side provides gated access to the front.

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**.

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 2ER

