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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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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**Silvergate House,**  
Astbury Lane Ends, Congleton,  
Cheshire CW12 3AY

**Guide Price £380,000**

- THREE BEDROOM DETACHED COTTAGE
- THREE RECEPTION ROOMS
- BREAKFAST KITCHEN
- UTILITY W.C. & FULLY EQUIPPED FAMILY BATHROOM
- FRONT & REAR PARKING & SINGLE GARAGE
- CONVENIENT FOR COUNTRYSIDE WALKS, TRAIN STATION & AMENITIES
- PRIME MOSSLEY LOCATION

A most attractive three-bedroom detached cottage, unique for Congleton, full of charm and character, occupying a prime sought after and convenient location for all amenities, such as open countryside, Congleton railway station, schools, public houses and shops.

This home is built of rendered elevations with PVCu double glazing and gas fired central heating, all under a red tile roof.

This delightful residential accommodation comprises central front door to hall with stairs to first floor and original doors either side to study/dining room and lounge. The lounge has a bay window and working cast iron range. Towards the rear of the property is a fitted breakfast kitchen, conservatory and utility room.

At first floor level there are three bedrooms and bathroom.

Externally there are grounds to the front and rear.

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

**ENTRANCE :** Timber style composite entrance door leading to:

**ENTRANCE HALL :** Ceiling light point. Pine stairs off. Stripped pine door to:

**SNUG/DINING ROOM 11' 8" x 8' 9" (3.55m x 2.66m):** PVCu double glazed window to front aspect. Ceiling light point. Wooden floor. Double panelled radiator. Cast iron fireplace with tiled hearth and brass fender. Radiator.

**LOUNGE 15' 3" x 14' 5" (4.64m max x 4.39m into bay window):** Stripped pine door with tinted glass panels. PVCu double glazed walk-in box bay window to front aspect. Ceiling light point. PVCu double glazed window to side aspect. Two double panelled radiators. Cast iron range with wood burner stove and tiled hearth.

**BREAKFAST KITCHEN 15' 9" x 9' 1" (4.80m x 2.77m):** Two PVCu double glazed windows to both sides. Quarry tiled floor. Double panelled radiator. Two ceiling light points. Space for table and chairs. Fitted painted units comprising wall cupboards, base units, open shelves, electric oven, gas hob, one and a half bowl stainless steel sink inset with single drainer and laminated worktops. Picture rail. Composite door to side. Door to:

**CONSERVATORY 8' 6" x 11' 5" (2.59m x 3.48m):** PVCu double glazed window to side aspect. Light point. French doors to side and rear. Timber floor. Door to:

**UTILITY 5' 0" x 4' 3" (1.52m x 1.29m):** PVCu double glazed window. Belfast sink. W.C. Plumbing for washing machine. Quarry tiled floor.

**FIRST FLOOR :**

**LANDING :** Ceiling light point. Smoke alarm. Stripped pine doors to principal rooms.

**BEDROOM 1 FRONT 11' 9" x 11' 10" (3.58m x 3.60m) plus robes:** PVCu double glazed window to front aspect. Ceiling light point. Double panelled radiator. Built-in wardrobes with stripped pine doors. Hanger rails and shelves.

**BEDROOM 2 FRONT 11' 7" x 8' 11" (3.53m x 2.72m):** PVCu double glazed window to front aspect. Ceiling light point. Double panelled radiator. Fitted wardrobe with stripped pine doors and hanger rail and shelves.

**BEDROOM 3 SIDE 10' 0" x 5' 11" (3.05m x 1.80m):** PVCu double glazed window to side aspect. Ceiling light point. Single panelled radiator.

**BATHROOM :** PVCu double glazed window to rear aspect. Ceiling light point. Double panelled radiator. White suite comprising: low level W.C., pedestal wash hand basin and enamel bath with shower over and glass shower screen.

**OUTSIDE :**

**FRONT :** Double opening wrought iron gates lead to front parking and garden and pathway giving access to side and main entrance. Mature shrub borders. Pebbled sitting out area.

**REAR & SIDE :** Parking area terminating at single garage. Garden laid to lawn. Shrub borders. Pedestrian wooden gate leads to further paved patio area/sitting out area.

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

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

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** D

**DIRECTIONS:** SATNAV CW12 3AY

Energy performance certificate (EPC)			
Silvergate House Ashbury Lane Enns CONGLETON CW12 3AY	Energy rating <b>D</b>	Valid until: 3 December 2035	
		Certificate number: 7835-9222-4509-0037-7202	
Property type	Detached house		
Total floor area	96 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance)</a> .			
Energy rating and score			
This property's energy rating is D. It has the potential to be C.			
<a href="#">See how to improve this property's energy efficiency.</a>			
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		
55-68	D	68 D	72 C
39-54	E		
21-38	F		
1-20	G		

