

Energy performance certificate (EPC)

19 Hulton Close CONGLETON CW12 3TF	Energy rating D	Valid until: 19 February 2036
		Certificate number: 2236-5922-2500-0859-8292

Property type: Detached bungalow
Total floor area: 77 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>).

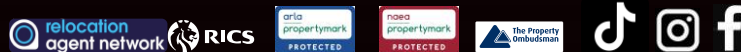
Energy rating and score

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

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

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.

2-4 West Street Congleton Cheshire CW12 1JR
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

19 Hulton Close,
Congleton, Cheshire CW12 3TF

Selling Price: £340,000

- NO CHAIN DETACHED TWO BEDROOM BUNGALOW
- SPACIOUS L-SHAPED LOUNGE DINER & CONSERVATORY AT REAR
- FITTED KITCHEN PLUS SHOWER WET ROOM & SEPARATE W.C.
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT
- ATTACHED SINGLE GARAGE & DRIVEWAY PROVIDING PARKING
- PRIVATE LOW-MAINTENANCE REAR GARDEN
- WALKING DISTANCE TO TRAIN STATION, AMENITIES & COUNTRYSIDE
- QUIET CUL-DE-SAC IN HIGHLY REGARDED HENSHALL HALL DEVELOPMENT

NO CHAIN – A RARE OPPORTUNITY IN A QUIET MOSSLEY CUL-DE-SAC

Set on a generous plot within a peaceful cul-de-sac, this **detached bungalow** offers a superb blend of privacy, convenience and easy living. With a bright **conservatory overlooking the rear garden**, it's a home that feels calm, spacious and welcoming from the moment you step inside.

Located on the highly regarded **Henshall Hall development**, built by the reputable **Seddon Homes**, this property enjoys one of Mossley's most desirable positions. Everything you need is close by: **countryside walks, Congleton railway station, Hightown's shops, takeaways and pubs**, plus the **golf course**—all within a short, level stroll.

The bungalow features **PVCu double glazing, gas central heating**, and a practical layout comprising:

- Central hallway
- Spacious **L-shaped lounge/diner**
- Fitted kitchen
- Shower/wet room



- Separate W.C.
- Two bedrooms
- Rear conservatory
- **Attached single garage**

The gardens have been thoughtfully designed to offer **excellent privacy** while remaining **low-maintenance**, making them ideal for those who want outdoor space without the upkeep.

Homes in this location rarely come to market—**early viewing is strongly recommended** to fully appreciate everything this chain-free bungalow has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

CANOPY PORCH : PVCu double glazed front door.

HALL : Double panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power point. Door to cupboard. Doors to all rooms and door to garage. Airing cupboard with linen shelves and insulated tank. Access to roof space.

L SHAPED LOUNGE/DINER 20' 8" x 15' 5" (6.29m x 4.70m): Two PVCu double glazed windows. Two double panel central heating radiators. Feature



fireplace. 13 Amp power points. Television aerial point.

KITCHEN 10' 4" x 9' 2" (3.15m x 2.79m): PVCu double glazed window. Fitted with base and eye level units with laminate surfaces. Ceramic electric hob. Split level oven. 1.5 bowl sink unit with mixer tap. Tiled to splashbacks. 13 Amp power points. Tile floor. Double panel central heating radiator.

SHOWER/WET ROOM : PVCu double glazed opaque windows. Shower with seat. Double radiator. Shaver point.

SEPARATE W.C. : PVCu double glazed opaque window. Low level W.C. Pedestal wash hand basin. Tiled splashbacks. Radiator.

BEDROOM 1 REAR 13' 6" x 11' 0" (4.11m x 3.35m): PVCu double glazed window to rear aspect. Double wardrobes with sliding mirrored doors. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 13' 6" x 9' 2" (4.11m x 2.79m) max: PVCu double glazed patio windows to conservatory. Single panel central heating radiator. 13 Amp power points.

CONSERVATORY 9' 4" x 12' 0" (2.84m x 3.65m): PVCu double glazed windows and door to garden. Tiled floor. 13 Amp power points.

Outside :

FRONT : Attractive shrub and grey paved front garden with tarmac driveway terminating at the garage. Path and gate to the right of the garage to the rear.



GARAGE 17' 0" x 8' 11" (5.18m x 2.72m) internal measurements: Electric vehicular access roller door. Rear PVCu pedestrian door and separate hall door. Space and plumbing for washing machine. 13 Amp power points. Hose pipe tap. Gas meter. Electric consumer unit. Wall mounted gas central heating boiler.

REAR : Lawned garden enclosed by well maintained hedges. Shed.

TENURE : Freehold (subject to solicitors' 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:

DIRECTIONS: SATNAV CW12 3TF

