



### Energy performance certificate (EPC)

75 Rood Hill CONGLETON CW12 1NH	Energy rating <b>D</b>	Valid until: 14 June 2036
Property type Detached house		Certificate number: 9396-3063-9206-6246-5204
Total floor area 104 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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75 Rood Hill,  
Congleton, Cheshire CW12 1NH

Selling Price: £275,000

- ATTRACTIVE DETACHED DORMER BUNGALOW OCCUPYING A GENEROUS MATURE PLOT
- THREE WELL-PROPORTIONED DOUBLE BEDROOMS WITH VERSATILE ACCOMMODATION
- SPACIOUS DUAL-ASPECT LOUNGE WITH FEATURE FIREPLACE
- DINING ROOM, FITTED KITCHEN & USEFUL UTILITY AREA
- GROUND FLOOR SHOWER ROOM WITH WALK-IN SHOWER
- EXTENSIVE DRIVEWAY PROVIDING PARKING FOR NUMEROUS VEHICLES
- DETACHED DOUBLE GARAGE WITH POWER, LIGHTING & WORKSHOP POTENTIAL
- PRIVATE, BEAUTIFULLY ESTABLISHED REAR GARDENS IN AN ELEVATED RESIDENTIAL SETTING
- NO ONWARD CHAIN

## FOR SALE BY PRIVATE TREATY (Subject to contract)

### An Attractive Detached Dormer Bungalow Occupying a Generous Mature Plot with Extensive Parking, Double Garage & Beautiful Private Gardens – OFFERED WITH NO ONWARD CHAIN

Occupying an elevated position within a well-established and highly regarded residential location, this attractive detached dormer bungalow presents an excellent opportunity to acquire a spacious and versatile home set within generous mature grounds.

Approached via an impressive patterned concrete driveway providing extensive off-road parking for numerous vehicles, the property immediately creates an excellent first impression. Attractive brick elevations, a distinctive arched entrance and established landscaped frontage combine to create an appealing kerb presence, whilst to the rear the delightful gardens offer a peaceful retreat with mature planting, lawned areas and an abundance of colour throughout the seasons.

Internally, the accommodation is both spacious and adaptable, offering well-balanced living accommodation suited to a variety of purchasers, whether those seeking predominantly ground floor living or buyers looking to downsize without compromising on space.

The welcoming entrance hall leads into a superb dual-aspect lounge, flooded with natural light courtesy of its bay window and additional side windows. The generous proportions create an ideal space for both everyday family living and entertaining, centred around an attractive feature fireplace.

To the front of the property, a spacious ground floor double bedroom provides excellent flexibility, equally suitable as a principal bedroom, guest suite, home office or additional reception room depending upon individual requirements.

The dining room forms the heart of the home, offering ample dining space and providing access to the adjoining galley-style kitchen, which is fitted with a comprehensive range of units, integrated cooking appliances and direct access to the rear garden. A useful utility area sits beyond, providing practical laundry facilities and housing the modern Baxi combination boiler.



Completing the ground floor is a well-appointed shower room featuring a contemporary white suite incorporating a generous walk-in shower, stylish tongue-and-groove panelling and chrome heated towel rail.

To the first floor are two further generously proportioned double bedrooms, both enjoying pleasant rear aspects over the gardens and benefiting from useful under-eaves storage.

Externally, the property continues to impress. The front gardens are attractively arranged over two levels with decorative stone borders and lawned areas, whilst the substantial side driveway extends through to an expansive parking area capable of accommodating numerous vehicles with ease.

A detached double garage, complete with power and lighting, provides excellent workshop or storage space alongside secure parking.

The rear gardens are undoubtedly a particular feature of the property, enjoying an excellent degree of privacy and being beautifully established with lawns, mature hedgerows, shrubs and planted borders. Offering a tranquil setting, they provide the perfect environment for outdoor entertaining, gardening enthusiasts or simply relaxing in peaceful surroundings.

Offering generous accommodation, exceptional parking, mature gardens and enormous versatility, this charming, detached dormer bungalow represents an outstanding opportunity to acquire a substantial home in a desirable residential setting.

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

**ENTRANCE** : PVCu double glazed door with matching side panels to:

**PORCH** : Quarry tiled floor. Timber glazed door with glazed and leaded side panels.

**HALL** 8' 6" x 5' 10" (2.59m x 1.78m) : Coving to ceiling. 13 Amp power points. Oak effect flooring. Stairs to first floor.



**LOUNGE** 23' 6" x 10' 7" (7.16m x 3.22m) to bay : PVCu double glazed bay window to front aspect and PVCu double glazed windows to dual aspects. Two single panel central heating radiators. 13 Amp power points. Feature fireplace with electric fire.

**BEDROOM 1 GROUND FLOOR** 14' 0" x 11' 0" (4.26m x 3.35m) to bay : PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points.

**DINING ROOM** 11' 8" x 9' 2" (3.55m x 2.79m) : Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Oak effect flooring. Understairs store cupboard. Space for fridge freezer.

**KITCHEN** 16' 5" x 5' 1" (5.00m x 1.55m) : PVCu double glazed window to rear aspect. Laminate fronted eye level and base units having wood effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4-ring gas hob. Built in electric oven. Space and plumbing for dishwasher. Double panel central heating radiator. 13 Amp power points. PVCu double glazed door to outside. Swinging saloon doors to:

**UTILITY AREA** 5' 10" x 2' 2" (1.78m x 0.66m) : PVCu double glazed window to rear aspect. Wall mounted Baxi gas combi central heating boiler. Space and plumbing for washing machine.

**SHOWER ROOM** 9' 1" x 5' 0" (2.77m x 1.52m) : PVCu double glazed window to side aspect. White suite comprising: Low level W.C., ceramic wash hand basin with cupboard below and large walk-in shower cubicle with mains fed shower and glass sliding door. Chrome centrally heated towel radiator. Tongue and groove panelling. Fully tiled walls.

#### First Floor :

**BEDROOM 1 REAR** 12' 0" x 10' 6" (3.65m x 3.20m) - some restricted headroom : PVCu double glazed dormer window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in storage.



**BEDROOM 2 REAR** 12' 1" x 10' 10" (3.68m x 3.30m) - some restricted headroom : PVCu double glazed dormer style window to rear aspect. Single panel central heating radiator. 13 Amp power points. Walk in under eaves storage.

#### Outside :

**FRONT** : Elevated position with two tiered area, the lower area with decorative stone with central steps up to the lawned garden frontage.

**SIDE** : The driveway entrance to the side of the property offers the pre printed cobble effect driveway which leads to the expansive driveway providing parking for numerous vehicles and carport with shed behind.

**REAR** : There are lawned gardens bound with established boundary hedgerow and perimeter pathway.

**DETACHED DOUBLE GARAGE** 17' 4" x 17' 0" (5.28m x 5.18m) internal measurements : Two up and over doors. Power and light.

**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**.

**TAX BAND**: C

**LOCAL AUTHORITY**: Cheshire East

**DIRECTIONS**: SATNAV CW12 1NH

