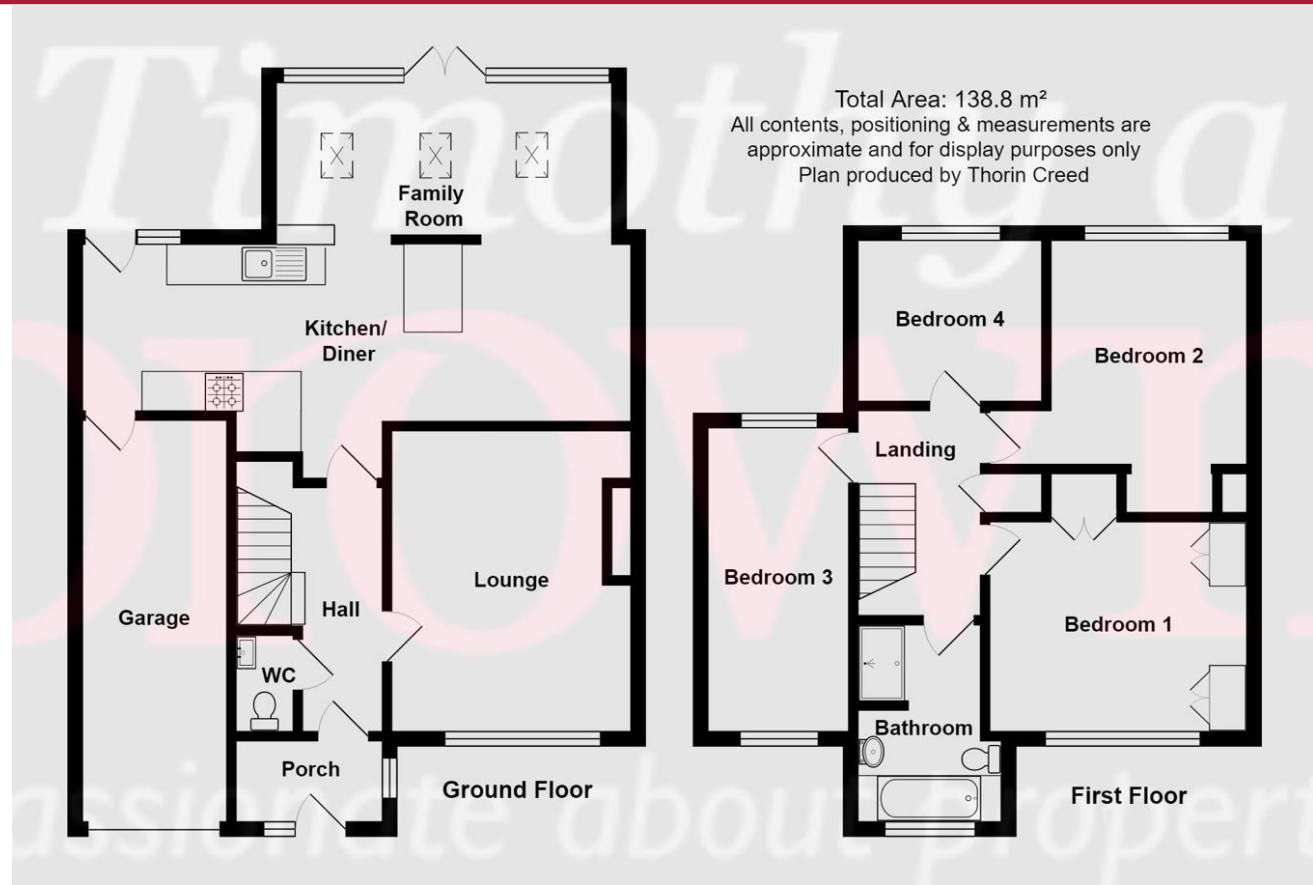




Energy performance certificate (EPC)

43, Ullswater Road CONGLETON CW12 4JE	Energy rating C	Valid until 11 July 2029
	Certificate number 8909-9423-9329-5887-0313	

Property type: Semi-detached house
Total floor area: 123 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 requirements and exemptions \(https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions\)](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions)

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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Timothy a brown

www.timothyabrown.co.uk

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43 Ullswater Road,
Congleton, Cheshire CW12 4JE

Selling Price: £375,000

- EXTENDED FOUR BEDROOM SEMI WITH NO CHAIN
- DETACHED-STYLE SPACE WITHOUT THE PRICE TAG
- SUPERB OPEN PLAN LIVING DINING KITCHEN
- SEPARATE LOUNGE WITH LOG BURNER
- FOUR GOOD SIZED BEDROOMS
- POPULAR WEST HEATH LOCATION
- LANDSCAPED LOW-MAINTENANCE GARDEN
- GARAGE & AMPLE PARKING

FOR SALE BY PRIVATE TREATY (Subject to contract)

FOUR-BEDROOM FAMILY LIVING – THE SPACE AND STYLE OF A DETACHED HOME, WITHOUT THE PRICE TAG! NO ONWARD CHAIN!

Offering many of the qualities, proportions and versatility you might expect from its four-bedroom detached contemporaries, yet at a considerably more accessible price point, this impressively extended and stylishly updated four-bedroom semi-detached home represents a superb opportunity for the growing family.

The property occupies a highly convenient position within the ever-popular West Heath area of Congleton, a location particularly well suited to family life. A choice of well-regarded local schools is within easy reach, together with everyday shops and amenities, while Congleton town centre and its wider selection of independent shops, cafés, restaurants and leisure facilities are readily accessible. West Heath is also particularly convenient for commuters, providing straightforward access towards the A34 and Congleton Link Road, opening up routes towards the surrounding commercial centres and the wider North West motorway network.

For those who enjoy getting outdoors, there are also numerous countryside walks and recreational opportunities nearby, providing an appealing balance between convenience and access to open space.

Behind its smart exterior lies a home that has evolved far beyond the traditional semi-detached layout. Thoughtfully extended and modernised, the accommodation provides an excellent balance of separate and open-plan living spaces, four well-proportioned bedrooms, a particularly generous family bathroom, excellent off-road parking and a beautifully landscaped rear garden.

Step inside and a welcoming reception hall immediately sets the tone, with attractive light oak-effect Karndean flooring flowing through much of the ground floor. The separate front lounge provides a cosy retreat, centred around a cast iron wood-burning stove set upon a slate hearth – perfect for those colder evenings. The real heart of this home, however, is undoubtedly the superb extended open-plan living, dining



and kitchen space stretching across the rear. The contemporary high-gloss kitchen is comprehensively fitted with extensive preparation space and integrated appliances, complemented by an oak-topped breakfast bar providing informal seating for three. There is ample room for a full dining table before the accommodation flows seamlessly into the extended living area, where a pitched roof incorporating three Velux windows floods the room with natural light. Together, this creates a fantastic sociable space for everyday family life, entertaining friends or simply relaxing while overlooking the garden.

Practicality hasn't been forgotten either, with a useful ground-floor WC, excellent storage and direct internal access into the attached garage.

Upstairs, the sense of space continues. A galleried landing leads to four bedrooms, with the principal and second bedrooms benefiting from fitted wardrobe storage. The fourth bedroom offers the flexibility required by modern family life and could equally work as a nursery, dressing room or dedicated home office. Serving the bedrooms is an unusually spacious and stylish family bathroom, fitted with a modern white suite incorporating a spa bath and separate large shower enclosure with rainfall shower, and integrated Bluetooth speakers, providing a touch of luxury that is often missing from homes within this price bracket.

Outside, the property continues to impress. To the front, extensive Old English cobble-effect paving provides off-road parking for three to four vehicles, and access to the garage with electrically operated door.

The rear garden has been attractively landscaped to create a low-maintenance and highly usable outdoor entertaining space. Porcelain paved terraces are complemented by oak sleeper retaining planters, with steps rising to an upper artificial lawn and further wooden decked terrace. Fully enclosed by timber fencing, the garden provides a private setting for alfresco dining, entertaining and family enjoyment.

All in all, 43 Ullswater Road is considerably more than your average semi-detached home. With four bedrooms, extended



open-plan family accommodation, separate lounge, generous bathroom, garage, substantial parking and landscaped gardens, it delivers many of the attributes buyers traditionally associate with a modern four-bedroom detached property – but crucially, without the corresponding price tag. Add to this its sought-after West Heath setting, proximity to schools, excellent everyday amenities and convenient transport links, and the result is an exceptionally well-rounded family home that deserves serious consideration.

The accommodation briefly comprises
(all dimensions are approximate):

ENTRANCE : Composite panelled door with double glazed panels with opaque side panel to:

VESTIBULE : PVCu double glazed window to side aspect. Light oak effect Karndean floor. Door to:

RECEPTION HALL 12' 0" x 3' 10" (3.65m x 1.17m): Single panel central heating radiator. 13 Amp power points. Understairs recessed store area. Light oak effect Karndean floor. Return stairs to first floor.

GUEST CLOAKROOM : Low level W.C. Resin vanity wash hand basin with cupboard below. Single panel central heating radiator. Light oak effect Karndean floor.

LOUNGE 15' 0" x 12' 0" (4.57m x 3.65m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature fireplace with cast iron wood burning stove set on slate hearth. Light oak effect Karndean floor.

OPEN PLAN LIVING DINING KITCHEN :

DINING KITCHEN 27' 3" x 8' 4" (8.30m x 2.54m): Modern hi gloss eye level and base units having hi gloss preparation surfaces with composite sink unit with chefs tap. Built-in 4-ring gas hob with extractor hood over. White metro tiles to splashbacks. Built-in double electric oven and grill. Integrated washing machine, dishwasher, fridge and freezer. Two double panel central heating radiators. The oak topped breakfast bar with storage beneath provides seating for 3. Light oak Karndean floor. PVCu double glazed door to outside. Door to garage.

LIVING AREA 16' 9" x 7' 7" (5.10m x 2.31m): Pitched roof with 3 velux roof lights. Double panel central heating radiator. 13 Amp power points. Light oak effect Karndean floor.



GALLERIED LANDING : Hand rail and stringers. 13 Amp power points. Linen cupboard. Access to roof space via a folding wooden ladder, partially boarded and housing the Baxi gas combi boiler.

BEDROOM 1 FRONT 12' 10" x 10' 9" (3.91m x 3.27m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Built-in double wardrobe.

BEDROOM 2 REAR 11' 0" x 9' 8" (3.35m x 2.94m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Open fronted built in double wardrobe.

BEDROOM 3 FRONT & REAR 15' 1" x 7' 0" (4.59m x 2.13m): Dual aspect PVCu double glazed windows. Double panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 9' 0" x 8' 0" (2.74m x 2.44m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 10' 1" x 7' 3" (3.07m x 2.21m) maximum: PVCu double glazed window to front aspect. Low voltage downlighters inset. Chrome centrally heated towel radiator. Modern white suite comprising: low level W.C., wall hung wash hand basin and tiled panelled spa bath with bath shower mixer. Large shower enclosure with glass sliding door housing a mains fed shower with rainfall shower head and attachment. Integrated Bluetooth speakers. Textured tiles to splashbacks.

Outside : FRONT : Old English cobble effect paving with parking for 3/4 vehicles.

REAR : Landscaped rear gardens extending to the full width of the property with porcelain paving and oak railway sleeper retaining planters with steps up to the upper area laid with artificial lawn and wooden decked terrace, all privately enclosed with timber lapped fencing.

INTEGRAL GARAGE 19' 10" x 7' 2" (6.04m x 2.18m) internal measurements: Electrically operated up and over door. Power and light.

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 Council **TAX BAND**: D

DIRECTIONS: SATNAV: CW12 4JE

