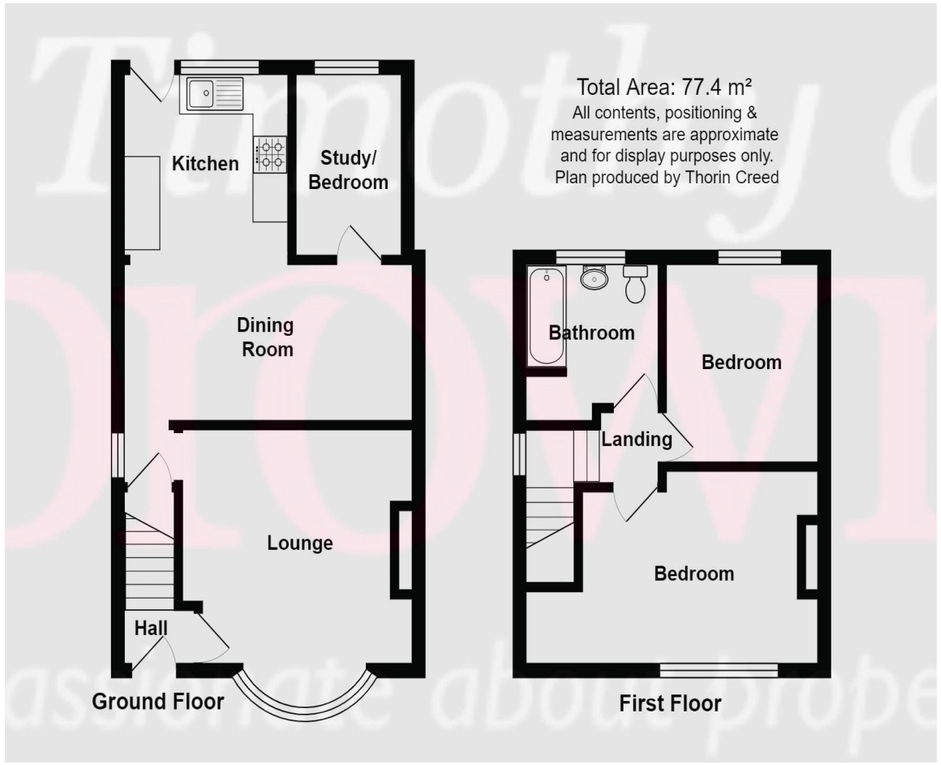
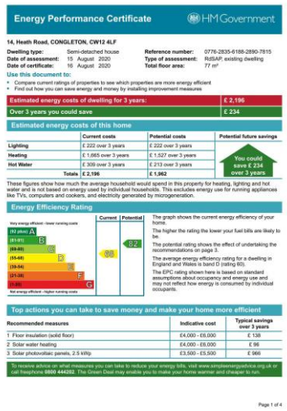




Energy Performance Certificate — HM Government

14, Heath Road, CONGLETON, CW12 4LF

Dwelling type: Semi-detached house
Date of assessment: 15 August 2020
Date of certificate: 19 August 2020
Reference number: 0776-2835-6188-2890-7815
Type of assessment: RdSAP, existing dwelling
Total floor area: 77 m²

Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,196
Over 3 years you could save	£ 234

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 222 over 3 years	You could save £ 234 over 3 years
Heating	£ 1,665 over 3 years	£ 1,527 over 3 years	
Hot Water	£ 309 over 3 years	£ 213 over 3 years	
Totals	£ 2,196	£ 1,962	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is based on energy costs met by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

The graph shows the current energy efficiency of your home.
The higher the rating the lower your fuel bills are likely to be.
The potential rating shows the effect of undertaking the recommendations on page 3.
The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
2 Solar water heating	£4,000 - £6,000	£ 96
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 966

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.

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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.

Timothy a brown

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Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

14 Heath Road

Congleton, Cheshire CW12 4LF

Selling Price: £230,000

- CHARMING 1930S/1940S SEMI-DETACHED HOME
- EXTENDED OPEN-PLAN LIVING/DINING KITCHEN
- COSY LOUNGE WITH INGLENOOK FIREPLACE AND STOVE
- VERSATILE STUDY/OCCASIONAL THIRD BEDROOM
- TWO WELL-PROPORTIONED FIRST-FLOOR BEDROOMS
- SPACIOUS FAMILY BATHROOM
- GENEROUS REAR GARDEN WITH INDIAN STONE TERRACE
- POPULAR WEST HEATH LOCATION NEAR ASTBURY MERE

NO ONWARD CHAIN A CHARMING AND THOUGHTFULLY EXTENDED 1930s/1940s SEMI-DETACHED HOME, OFFERING A DELIGHTFUL BLEND OF PERIOD CHARACTER, VERSATILE LIVING SPACE AND A GENEROUS REAR GARDEN, ALL WITHIN THE EVER-POPULAR WEST HEATH AREA OF CONGLETON.

Brimming with charm and character, this attractive semi-detached home has been extended to create a wonderfully versatile layout, perfectly suited to modern family life.

Combining traditional features with comfortable, practical accommodation, the property offers an inviting home in a highly convenient and sought-after residential location.

Upon entering, a welcoming hallway leads through to a delightful front-facing lounge, where an attractive bow window allows natural light to flood the room. The focal point is undoubtedly the characterful Inglenook fireplace, complete with exposed brickwork, stone hearth and inset cast iron stove, creating a wonderfully cosy setting for relaxing evenings.

To the rear, the property really comes into its own with an impressive L-shaped open-plan living, dining and kitchen area. This sociable and adaptable space forms the heart of the home, offering ample room for everyday family living, informal dining and entertaining. The kitchen is fitted with a range of beech-effect units, complementary work surfaces and integrated cooking appliances, whilst windows overlooking the rear garden provide a pleasant outlook. A further ground-floor room adds valuable flexibility, ideally suited for use as a home office, study, nursery or occasional third bedroom, depending upon individual requirements.

To the first floor are two well-proportioned bedrooms, with the principal bedroom retaining a delightful period cast iron feature fireplace, adding a further touch of character. Both bedrooms are served by a spacious family bathroom, fitted with a white suite incorporating a bath with shower over.

Outside, the property continues to impress. To the front is a lawned garden and driveway providing off-road parking, with pedestrian access leading to the rear. Here, a generously sized garden provides an excellent setting for outdoor enjoyment, featuring an extensive Indian stone paved terrace, perfect for summer dining, barbecues and entertaining. Beyond lies a lawned garden complemented by raised sleeper borders, together with a substantial garden shed and gated access to the front.

LOCATION: Heath Road enjoys an established and highly regarded position within West Heath, one of Congleton's most popular residential areas, particularly appealing to families and those seeking convenient access to local amenities and green open spaces.

The nearby West Heath Shopping Centre caters for everyday needs, whilst a selection of well-regarded schools, local services and recreational facilities are within easy reach. The beautiful surroundings of Astbury Mere Country Park provide opportunities for picturesque walks, outdoor activities and relaxation, whilst Congleton town centre offers a wider selection of independent shops, supermarkets, cafés and restaurants.

For commuters, the property is conveniently positioned for access to the A34, surrounding Cheshire towns and the M6 motorway network, with Congleton railway station providing further transport connections.

A CHARACTERFUL HOME WITH MORE SPACE THAN FIRST MEETS THE EYE, A FLEXIBLE INTERIOR AND A DELIGHTFUL GARDEN — AN EXCELLENT OPPORTUNITY FOR FIRST-TIME BUYERS, YOUNG FAMILIES OR THOSE LOOKING TO ENJOY LIFE IN THIS POPULAR PART OF CONGLETON.

Early viewing is highly recommended to fully appreciate the charm, accommodation and potential this appealing home has to offer.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

ENTRANCE HALL : Oak effect floor. Single panel central heating radiator. Stairs to first floor.

LOUNGE 13' 9'' x 13' 1'' (4.19m x 3.98m) into bow window and recess: PVCu double glazed bow window to front aspect. Double panel central heating radiator. Inglenook fireplace with exposed brick back and stone hearth having cast iron stove inset. Oak effect floor.

L SHAPED LIVING DINING KITCHEN 17' 8'' x 16' 4'' (5.38m x 4.97m) max:

KITCHEN AREA : PVCu double glazed window to rear aspect. Beech effect fronted eye level and base units having granite effect preparation surfaces over with stainless steel one and a half sink unit inset. Built-in 4-ring gas hob with electric oven/grill below and stainless steel canopy extractor hood over. Space for tumble dryer and space and plumbing for washing machine. Oak effect floor. PVCu double glazed window to rear garden.

LIVING DINING AREA : PVCu double glazed window to side aspect. Double panel central heating radiator. Oak effect floor. Under stairs store cupboard. Wall mounted Worcester gas combi boiler.

STUDY/OCCASIONAL BEDROOM 3 8' 0'' x 6' 0'' (2.44m x 1.83m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Beech effect floor.

LANDING : Return stairs to first floor. PVCu double glazed window at half landing. Access to roof space.

BEDROOM 1 FRONT 13' 3'' x 9' 10'' (4.04m x 2.99m) plus wardrobe space recess : PVCu double glazed window to front aspect. Single panel central heating radiator. Feature cast iron fireplace.

BEDROOM 2 REAR 10' 0'' x 8' 6'' (3.05m x 2.59m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 11'' x 7' 5'' (2.41m x 2.26m): PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin, panelled bath with mains fed shower over. Chrome centrally heated towel radiator. Fully tiled walls and floor. Recessed store area.

OUTSIDE :

FRONT : Lawned garden. Tarmacadam driveway for one car leading to pedestrian access to the rear garden.

REAR : To the rear of the property is an extensive Indian stone paved terrace ideal for outside dining and relaxing, beyond which are lawned gardens with raised sleeper borders. Large garden shed. Gated access to front.

SERVICES : All mains services are connected.

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4LF







