

Energy performance certificate (EPC)			
67 Avon Drive CONGLETON CW12 3RG	Energy rating <b>D</b>	Valid until: 21 October 2035	Certificate number: 9330-2889-2500-2823-4505
Property type	Detached house		
Total floor area	158 square metres		

#### Rules on letting this property

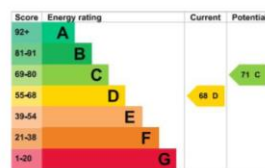
Properties can be let if they have an energy rating from A to E.

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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67 Avon Drive,  
Congleton, Cheshire CW12 3RG

Selling Price: £475,000

- SPACIOUS FIVE-BEDROOM DETACHED FAMILY HOME
- STUNNING OPEN-PLAN LIVING DINING KITCHEN WITH ISLAND
- LUXURIOUS MASTER SUITE WITH EN-SUITE BATHROOM
- FLEXIBLE LAYOUT WITH MULTIPLE RECEPTION ROOMS
- DRIVEWAY PARKING FOR FOUR VEHICLES
- SOUTH-FACING LANDSCAPED GARDEN WITH LARGE PATIO
- WALKING DISTANCE TO CONGLETON STATION AND CANAL WALKS
- LOCATED IN HIGHLY SOUGHT-AFTER JONES HOMES DEVELOPMENT

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

### Stunning 5-Bedroom Family Home in Prime Congleton Location

Welcome to this beautifully presented and spacious five-bedroom detached home, nestled in the highly sought-after Jones Homes development. Perfectly positioned within walking distance of Congleton railway station, scenic Macclesfield Canal walks, and the vibrant town centre, this property offers the ideal blend of countryside charm and urban convenience.

#### Key Features

- **Versatile Living Spaces:** Enjoy a choice of reception rooms including a bright lounge with feature electric fire, a flexible dining room/study, and a spectacular open-plan living/dining kitchen—boasting timber worktops, central island, and sliding doors to the garden.
- **Five Generous Bedrooms:** Including a luxurious master suite with en-suite bathroom, and a spacious family room/bedroom 5 with dual aspect windows.
- **Three Stylish Bathrooms:** A modern family bathroom, a sleek shower room, and a fully tiled en-suite with a 'P'-shaped bath and mains-fed shower.
- **Utility Room:** With space for laundry appliances and direct access to the rear garden.
- **Ample Storage:** Cloaks cupboard, airing cupboard, walk-in pantry and built-in wardrobes.

#### Outdoor Living

- **South-Facing Rear Garden:** Landscaped and fully enclosed, featuring a large patio and lawn—perfect for entertaining or relaxing in the sun.



**DINING ROOM/STUDY 12' 8" x 8' 11" (3.86m x 2.72m) :** PVCu double glazed bow window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Double doors to storage cupboard. Laminated floor.

**LOUNGE 17' 8" x 9' 10" (5.38m x 2.99m) :** PVCu double glazed bow window to front aspect. Coving to ceiling. Feature electric fire. Double panel central heating radiator. BT telephone point (subject to BT approval). Sky point. Television aerial point. 13 Amp power points. Laminated floor.

**OPEN PLAN LIVING DINING KITCHEN 26' 0" x 19' 6" (7.92m x 5.94m) :** Fitted with a quality range of eye level and base units and drawers with timber worktops having enamel sink unit inset with mixer tap. Tiled splashbacks. Central island breakfast bar with timber worktop and base cupboards below. Space for Range cooker. Door to walk-in pantry/store. PVCu double glazed windows and PVCu double glazed sliding doors. Two radiators. Quality timber effect flooring.

**UTILITY 8' 8" x 5' 6" (2.64m x 1.68m) :** Coving to ceiling. Space and plumbing for washing machine, dryer and chest freezer. 13 Amp power points. Wall units. Tile floor. PVCu double glazed door to rear garden.

**BEDROOM 5/FAMILY ROOM 16' 9" x 7' 5" (5.10m x 2.26m) :** PVCu double glazed windows to front and rear aspects. Double panel central heating radiator. 13 Amp power points. Sky point.

**SHOWER ROOM 8' 7" x 3' 7" (2.61m x 1.09m) :** Low voltage downlighters inset. Opaque PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin with mixer tap and large tiled shower enclosure with Triton shower. Single panel central heating radiator.

#### First Floor :

**LANDING :** Coving to ceiling. Access to roof space. Door to airing cupboard with lagged cylinder and linen shelves. Doors to all bedrooms and bathroom. Single power point.

**BEDROOM 1 FRONT 16' 10" x 9' 5" (5.13m x 2.87m) :** Coving to ceiling. PVCu double glazed window to front aspect. Two single panel central heating radiators. 13 Amp power points. Sky point. Laminated floor. Door to:

**EN-SUITE 5' 1" x 9' 5" (1.55m x 2.87m) :** Opaque PVCu double glazed window to rear aspect. White suite comprising: Low level w.c., pedestal wash hand basin and 'P'-shaped bath with with mains fed shower and glass screen. Fully tiled walls. Single panel central heating radiator. Shaver point. Laminated floor.



**BEDROOM 2 FRONT 13' 6" x 9' 11" (4.11m x 3.02m) maximum :** PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Sky point. Laminated floor.

**BEDROOM 3 REAR 10' 0" x 8' 0" (3.05m x 2.44m) :** PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Sky point. Feature wall.

**BEDROOM 4 FRONT 9' 0" x 7' 7" (2.74m x 2.31m) :** PVCu double glazed window to front aspect. Coving to ceiling. 13 Amp power points. Single panel central heating radiator. Laminated floor.

**BATHROOM :** Opaque PVCu double glazed window to rear aspect. White replacement suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mains fed shower and screen over. Single panel central heating radiator. Partly tiled walls. Laminated floor.

#### Outside :

**FRONT :** Full width brick block driveway providing parking for 4 vehicles comfortably. Path to rear. Electric vehicle charging point.

**REAR :** Attractively landscaped being fully enclosed by fence panels and hedge, being south facing, leads to large patio area with lawn garden.

**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:** E

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 3RG

