



Energy Performance Certificate

37, Moor Street, CONGLETON, CW12 1QH

Dwelling type: end-terrace house
Date of assessment: 29 April 2014
Date of certificate: 31 May 2014
Reference number: 8402-1315-2529-4126-6443
Type of assessment: RIBA® existing dwelling
Total floor area: 102 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:
Over 3 years you could save **£ 1,406**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 336 over 3 years	£ 174 over 3 years	
Heating	£ 2,852 over 3 years	£ 1,440 over 3 years	
Hot Water	£ 245 over 3 years	£ 278 over 3 years	
Totals	£ 3,433	£ 1,892	You could save £ 1,541 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. The average energy use for heating appliances like TVs, computers and tablets, and any electricity generated by renewable sources.

Energy Efficiency Rating

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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Thermal or external wall insulation	£4,000 - £14,000	£ 861	
2. Floor insulation	£800 - £1,200	£ 166	
3. Low energy lighting for all fixed outlets	£65	£ 132	

See page 3 for a full list of recommendations for this property.

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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.

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37 Moor Street

Congleton, Cheshire CW12 1QH

Offers in the Region Of £169,960

- WELL PRESENTED THREE STOREY PERIOD END TOWN HOUSE
- NEW GLOW-WORM BOILER FITTED 2021
- THREE BEDROOMS
- TWO BATHROOMS
- ENCLOSED COURTYARD REAR GARDEN
- CLOSE TO TOWN CENTRE

BRAND NEW GLOW-WORM BOILER FITTED 2021

THIS HOME IS ANYTHING BUT TYPICAL!! AN UNDERSTATED YET FASHIONABLY RENOVATED THREE STOREY END TOWNHOUSE, WITH A TWIST.

Sitting room, open plan dining kitchen, three bedrooms, en-suite shower room and period style bathroom. Enclosed courtyard garden. PVCu double glazing and gas central heating.

A distinguished renovation of a lovely period town house situated very close to the award winning Congleton Park, within a short walk of the leisure centre and not far from the town centre, together with the bonus of a public car park being literally across the road.

On entering through the sturdy front door and through the vestibule, you're delivered into the cosy lounge with living flame gas fire, fitted book shelves and grey laminate floor. Beyond the sitting room is the quite unexpected and rather special open plan dining kitchen, with large exposed beams, fitted shaker style units and within the dining area there's even a pot belly stove recessed within the exposed brick Inglenook. A door with steps leads down to the cellar, with

vaulted ceiling - a great reachable storage space.! The landing at the first floor leads to one of the three bedrooms, which features its own en suite shower room and on this floor is also the luxurious period style family bathroom. The second floor offers two further double bedrooms, one of which offers an array of fitted bedroom furniture.

Outside is a most attractive walled courtyard garden with York stone laid patio and raised timber decked terrace.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : High security steel skinned panelled door to:

VESTIBULE : Panelled and glazed door to:

LOUNGE 3.96m (13ft 0in) x 3.66m (12ft 0in) **Maximum:** PVCu double glazed window to front aspect. Coving to ceiling. Picture rail. Pebble effect living flame gas fire set within stone composite hearth and back with matching fire surround. Fitted bookshelves and cupboard to one wall. 13 Amp power points. Television aerial point. Grey laminate floor.

OPEN PLAN KITCHEN/DINER 8.08m (26ft 6in) x 2.77m (9ft 1in) :

Kitchen Area 4.95m (16ft 3in) x 2.77m (9ft 1in) : PVCu double glazed windows to rear and side aspect. Exposed beams to ceiling. Range of shaker style eye level and base units having wood block preparation surfaces over with

stainless steel one and a half bowl sink unit inset. Space for dual fuel range cooker with extractor hood over and tiled to splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Space for fridge and freezer. Glazed tiles to splashbacks. 13 Amp power points. Double panel central heating radiator. Ceramic tiled floor. Full length cupboard housing NEWLY FITTED GLOW-WORM combi boiler. Timber panelled and glazed door to rear courtyard.

Dining Area 3.3m (10ft 10in) x 2.64m (8ft 8in) **To alcove:** Exposed brick Inglenook with cast iron 'pot belly' stove inset (not working). 13 Amp power points. Ceramic tiled floor. Stairs to first floor. Door with steps down to:

CELLAR 3.3m (10ft 10in) x 2.77m (9ft 1in) : Vaulted ceiling. Light.

First floor :

LANDING : 13 Amp power points. Low voltage downlighters inset. Stairs to second floor.

BEDROOM 2 FRONT 3.48m (11ft 5in) x 3m (9ft 10in) **Plus door recess:** PVCu double glazed window to front aspect. Original cast iron radiator. 13 Amp power points. Feature polished cast iron fireplace.

EN SUITE SHOWER ROOM : White suite comprising: low level w.c., wash hand basin and separate enclosed shower cubicle housing Triton electric shower. Extractor fan. Fully glazed tiled walls. Slate effect tiled floor.

BATHROOM : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: Vernon Tutbury low level w.c., pedestal wash hand basin and spa bath with mains fed shower over. White matt finished Briquette tiles to splashbacks. Chrome centrally heated towel radiator. Ceramic tiled floor.

Second Floor :

BEDROOM 1 FRONT 4.01m (13ft 2in) x 3m (9ft 10in) : PVCu double glazed window to front aspect. Extensive range of fitted bedroom furniture of wardrobes and drawers to one wall and dressing table with drawers. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 3.35m (11ft 0in) x 2.77m (9ft 1in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Overstairs store cupboard.

Outside :

REAR : A pretty courtyard garden with a York laid stone patio and further timber decked terrace. Brick built outside store. Gated access to rear passage which leads to shared guinnel onto Moor Street.

SERVICES : All mains services are connected (although not tested).

TENURE : Freehold (subject to solicitors verification).

VIEWINGS : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: From our office proceed along West Street, follow the road round to your right onto Antrobus Street, next left onto Mill Street at the roundabout turn right onto Mountbatten Way proceed through the lights to the next roundabout and turn left into Moor Street where the property will be found on the right hand side clearly identified by our For Sale board.

