



Energy performance certificate (EPC)

11 Turner Drive Congleton CW12 4JT	Energy rating B	Valid until: 22 April 2031
		Certificate number: 0390-3287-4040-2929-0111

Property type	Semi-detached house
Total floor area	68 square metres

Rules on letting this property

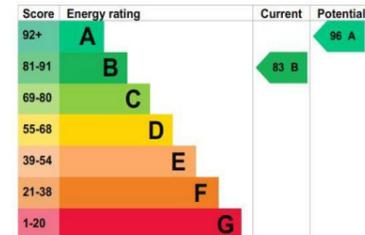
Properties can be let if they have an energy rating from A to E.

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 B. It has the potential to be A.

[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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11 Turner Drive,
Congleton, Cheshire CW12 4JT

Selling Price: £259,950

- STUNNING MODERN HOME ON A HIGHLY SOUGHT-AFTER DEVELOPMENT
- FULLY REDECORATED & NEWLY CARPETED THROUGHOUT IN THE LAST 12 MONTHS
- STYLISH KITCHEN WITH INTEGRATED APPLIANCES
- TWO GENEROUS DOUBLE BEDROOMS
- BRIGHT LOUNGE-DINER WITH DOUBLE DOORS TO THE GARDEN
- LANDSCAPED REAR GARDEN WITH RAISED ALFRESCO DINING AREA
- DOUBLE DRIVEWAY WITH ELECTRIC CAR CHARGER
- SUPERB LOCATION CLOSE TO AMENITIES, COUNTRY PARKS & EXCELLENT TRANSPORT LINKS

FOR SALE BY PRIVATE TREATY (Subject to contract)

A Stunning Modern Home in One of Congleton's Most Sought-After New Developments

Set on a highly desirable new-build development on the edge of Congleton, this beautifully presented home offers a superb combination of style, comfort and convenience. With excellent access to local amenities and the Congleton Link Road, it's perfectly placed for modern living. The current owners are only moving to pursue a bungalow, making this an exceptional opportunity to secure a home that feels as fresh as the day it was built.

Immaculately Updated Throughout

Within the last 12 months, the property has been thoughtfully refreshed with:

- Full redecoration
- New carpets
- A complete garden makeover
- Fully double glazed and centrally heated, the home is ready for immediate occupation.

Well-Designed Accommodation

- The ground floor includes:
- A welcoming hallway with stairs to the first floor
- A modern stylish kitchen with integrated appliances
- Cloakroom/WC
- A bright lounge-diner with double doors opening onto the garden

Upstairs, the landing leads to:

- Bedroom 1 – a spacious double with fitted cupboard



- Bedroom 2 – another generous double with fitted wardrobes
- A modern bathroom with shower over the bath

Attractive Outdoor Space

To the front, a double driveway with an electric car charger provides modern convenience.

The fully enclosed rear garden has been thoughtfully landscaped and features:

- A patio area
- Low-maintenance artificial lawn
- Steps leading to a raised patio ideal for alfresco dining
- Outdoor power, lighting and a cold-water tap

It's a versatile space, perfect for children, entertaining or simply relaxing.

Why Congleton?

Congleton is a thriving Cheshire town offering an excellent blend of lifestyle and leisure:

- Highly regarded schools
- Independent shops, regular markets and craft fairs
- Daneside Theatre and the popular Jazz & Blues Festival
- Astbury Mere Country Park for scenic walks
- A wide choice of restaurants, bars and cafés
- Retail park with M&S Simply Food, Tesco, Boots and more

- Essential services including doctors, dentists and a local hospital

Excellent Transport Links

- Immediate access to the A34 and Congleton Link Road
- 10 minutes to M6 Junction 17
- 18 miles to Manchester Airport
- 12 miles to Crewe rail hub
- Congleton railway station just 2 miles away

A Home That Appeals to Every Buyer

Whether you're a first-time buyer, downsizer, professional couple or young family, this property offers exceptional value, style and convenience. Viewing is strongly recommended to appreciate everything this home has to offer.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : Radiator with cover. Stairs. Doors to ground floor rooms. Quality wood effect flooring.

CLOAKROOM : PVCu double glazed opaque window. White suite comprising low level W.C. and pedestal wash hand basin. Radiator. Wood effect flooring.

LOUNGE/DINER 15' 7" x 13' 3" (4.75m x 4.04m) : PVCu double doors to rear patio. Two radiators. Understairs cupboard.

KITCHEN 11' 6" x 6' 5" (3.50m x 1.95m) : PVCu double glazed window. Attractive grey fitted base and eye level units with under unit lights and timber effect laminated surfaces. Inset single drainer stainless steel sink with mixer tap. Ceramic hob with extractor over. Split level oven. Integrated fridge, freezer, dishwasher and washing machine. Kickboard heater and lights. Wood effect flooring.

First Floor :

LANDING : Access to roof space. Doors to all rooms.

BEDROOM 1 FRONT 13' 3" x 9' 10" (4.04m x 2.99m) : Two PVCu double glazed windows. Radiator. Fitted cupboard incorporating gas central heating boiler.

BEDROOM 2 REAR 13' 3" x 9' 10" (4.04m x 2.99m) : PVCu double glazed window to rear aspect. Radiator. Fitted double wardrobes.

BATHROOM : White suite comprising: low level W.C., wash hand basin and panelled bath with shower and glass screen over. Partly tiled walls. Tiled floor.

Outside :

FRONT : Tarmac driveway providing parking for two cars and having an electric charger point. Lawn area.

SIDE : Gate with flagged area. Shed.

REAR : Fully enclosed with timber fence panels. Patio area with porcelain tiles and path having artificial lawn each side. Steps up to a fence enclosed flagged patio/dining area.

TENURE : Freehold (subject to solicitors verification).

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

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

TAX BAND: C

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 4JT