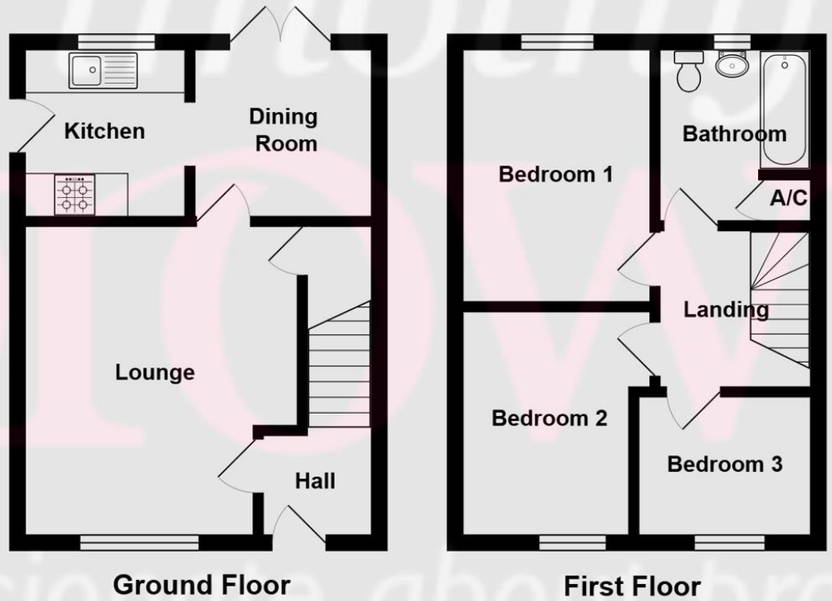
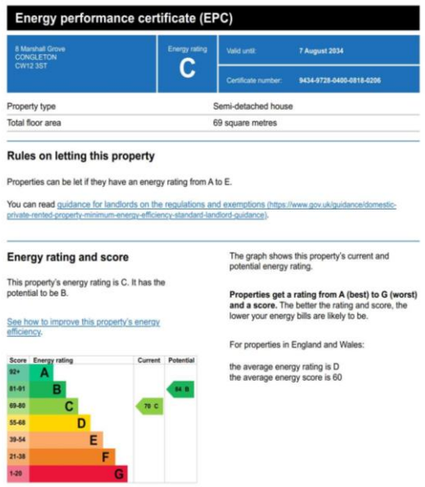
All contents, positioning & measurements are approximate and for display purposes only





Energy performance certificate (EPC)

8 Marshall Grove
CONGLETON
CW12 3ST

Energy rating: C

Valid until: 7 August 2034

Certificate number: 9434-9728-0400-0818-9206

Property type	Semi-detached house
Total floor area	69 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).

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.

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.

Timothy a brown

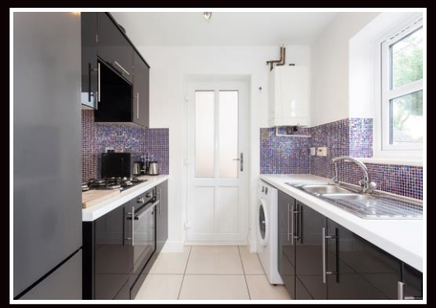
BRITISH PROPERTY AWARDS 2024 - 2025 GOLD WINNER LETTING AGENT IN CONGLETON

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN CONGLETON

BEST ESTATE AGENT GUIDE AWARDS 2026 WINNER LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 EXCELLENT SALES AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 TOP 500 LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS



2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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

8 Marshall Grove,

Congleton, Cheshire CW12 3ST

Selling Price: £240,000

- AVAILABLE THROUGH THE DISCOUNTED SALE SCHEME
- OWN THE PROPERTY OUTRIGHT WITH NO RENT PAYABLE
- HIGHLY SOUGHT-AFTER MOSSLEY LOCATION
- THREE WELL-PROPORTIONED BEDROOMS & MODERN FAMILY BATHROOM
- DOUBLE-WIDTH DRIVEWAY PROVIDING AMPLE OFF-ROAD PARKING
- LANDSCAPED ENCLOSED REAR GARDEN WITH PATIO SEATING AREAS
- WALKING DISTANCE TO LOCAL PARK, CANAL & BIDDULPH VALLEY WAY
- CLOSE TO TRAIN STATION, HIGHTOWN SHOPS & EXCELLENT COMMUTER LINKS

A rare opportunity to acquire a beautifully presented three-bedroom family home within one of Congleton's most desirable residential locations, offered through the highly regarded Redwing Housing Discounted Sale Scheme. This attractive home is available to purchase for £240,000, representing over a 12.5% discount from the independently assessed RICS market value, allowing purchasers to own the property outright whilst benefiting from a significantly reduced purchase price. Importantly, there is no rent payable on the discounted element, meaning you enjoy all the advantages of full home ownership at a lower cost.

Occupying a prime position within the sought-after Mossley area, the property forms part of an attractive development characterised by larger detached homes and a welcoming community atmosphere. The location perfectly balances countryside living with everyday convenience, placing scenic walks, local amenities and excellent transport links all within easy reach.

The accommodation is both practical and well-presented throughout. An entrance hall leads to a comfortable lounge, whilst the dining room enjoys French doors opening onto the rear garden. The adjoining kitchen is fitted with contemporary high-gloss units and integrated cooking appliances. To the first floor are three bedrooms together with a modern family bathroom incorporating a mains-fed shower.

Externally, the property benefits from a double-width driveway, front lawned gardens and a delightful enclosed rear garden fully landscaped featuring paved seating areas, lawn and a raised pond, providing an ideal space for outdoor entertaining and family enjoyment.

The surrounding area is one of the property's greatest attractions. Residents enjoy easy access to the picturesque Biddulph Valley Way Nature Trail, the tranquil Macclesfield Canal, neighbouring open countryside and a nearby local park. The popular Hightown shopping parade caters for day-to-day needs, whilst Congleton town centre and railway station are conveniently close by. Excellent road links to the M6 motorway, Manchester Airport and rail connections to Manchester and London make this an ideal choice for commuters.

Opportunities to purchase within this scheme in such a prestigious Mossley location are seldom available. Early viewing is strongly recommended to appreciate both the quality of the accommodation and the exceptional value on offer.

Purchasers should note: The property is sold subject to the Redwing Housing Discounted Sale Scheme. An independent RICS valuation is obtained upon resale, with the sale price fixed at 12.5% below market value. Interested parties will need to apply for scheme approval. Please contact us for further information.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled door to:

HALL : Stairs to first floor.

LOUNGE 14' 5'' x 12' 9'' (4.39m x 3.88m) : PVCu double glazed window to front aspect. Double panel central heating radiator. Living flame coal effect gas stove with polished stone hearth and back. Understairs storage.

DINING ROOM 8' 3'' x 7' 9'' (2.51m x 2.36m) : Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Tiled floor. PVCu double glazed French doors to rear aspect.

KITCHEN 7' 9'' x 7' 5'' (2.36m x 2.26m) : PVCu double glazed window to rear aspect. Hi-gloss eye level and base units in black with preparation surface over having stainless steel single drainer sink unit inset. Built in stainless steel 4-ring gas hob with electric oven/grill below. Space and plumbing for washing machine. Space for fridge freezer. Tiled floor. PVCu double glazed door to side aspect.

First Floor :

GALLERIED LANDING : Access to roof space.

BEDROOM 1 REAR 11' 9'' x 8' 9'' (3.58m x 2.66m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 10' 8'' x 7' 9'' (3.25m x 2.36m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 8' 2'' x 6' 8'' (2.49m x 2.03m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 0'' x 7' 1'' (2.44m x 2.16m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: Low level W.C., pedestal wash hand basin and tiled panelled bath with glass screen and mains fed shower. Tiled to splashbacks. Chrome centrally heated towel radiator. Airing cupboard with lagged hot water cylinder.

Outside :

FRONT : Double width driveway and lawns.

REAR : Paved patio, lawns with rear paved patio and raised pond. Access to front via one side.

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: C

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3ST