

Energy performance certificate (EPC)		
51 Galloway Green CONGLETON CW12 1LY	Energy rating C	Valid until: 21 September 2032
Property type: Detached house		Certificate number: 6009-6593-6622-5224-3123
Total floor area: 108 square metres		

Rules on letting this property

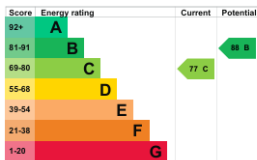
Properties can be let if they have an energy rating from A to E.

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 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.

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51 Galloway Green,
Congleton, Cheshire CW12 1LY

Selling Price: £325,000

- NO CHAIN – EXCELLENT VALUE
- FOUR-BEDROOM DETACHED EXECUTIVE HOME
- BUILT BY RENOWNED SEDDON HOMES (2009)
- HIGHLY SOUGHT-AFTER LOWER HEATH LOCATION
- SUPERB 23FT DUAL-ASPECT LIVING ROOM
- STUNNING ORANGERY OVERLOOKING THE GARDEN
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- EN-SUITE TO THE PRINCIPAL BEDROOM
- GARAGE, DRIVEWAY AND ENCLOSED REAR GARDEN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO ONWARD CHAIN – EXCELLENT VALUE FOR MONEY

Constructed in 2009 by the highly regarded Seddon Homes, this well presented four-bedroom detached executive residence offers the perfect combination of modern family living, generous proportions and an excellent location within the ever-popular Lower Heath area of Congleton.

Positioned within a sought-after residential development, the property is ideally placed for families and commuters alike, offering convenient access to Macclesfield, South Manchester and the M6 motorway, whilst enjoying nearby countryside, excellent schools and local amenities.

The attractive brick and rendered exterior immediately creates a superb first impression, complemented by a block-paved driveway, landscaped frontage and an attached single garage. Internally, the accommodation has been thoughtfully designed with both family life and entertaining in mind.

A welcoming entrance hall leads to a stylish cloakroom/WC, an elegant formal dining room and a superb, fitted kitchen complete with an excellent range of integrated appliances. To the rear of the property is a wonderfully spacious 23ft 6in dual-aspect living room, flooded with natural light and featuring French doors opening onto the garden, together with additional French doors leading into a superb orangery-style conservatory. This outstanding additional reception room provides an exceptional year-round living space, ideal for relaxing, entertaining or enjoying views across the private rear garden.



The first floor offers four well-proportioned bedrooms, ensuring ample space for growing families or those working from home. The principal bedroom benefits from fitted double wardrobes together with a contemporary en-suite shower room, whilst the remaining bedrooms are served by a stylish family bathroom.

Outside, the property continues to impress. The attractive block-paved driveway provides off-road parking and leads to the attached garage. The enclosed rear garden is predominantly laid to lawn, creating a safe and private environment for children and pets, with plenty of space for outdoor dining and summer entertaining.

With gas-fired central heating, PVCu double glazing, a security alarm and well laid out accommodation throughout, this home represents a fantastic opportunity to purchase a quality family residence in one of Congleton's most desirable locations.

The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : Weather porch front door to:

L SHAPED HALL : Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Central heating thermostat. Stairs to first floor. Karndean flooring. Doors to principal rooms.

CLOAKROOM 5' 4" x 4' 3" (1.62m x 1.29m) : Opaque PVCu double glazed window to side aspect. White suite comprising: low flush w.c., wash hand basin with tiled splashback. Single panel central heating radiator with thermostat. Extractor fan. Karndean flooring.

LIVING ROOM 23' 6" x 9' 7" (7.16m x 2.92m) : Two sets of French PVCu double glazed doors and separate PVCu double glazed window to rear aspect. Coving to ceiling. One single panel and



two double panel central heating radiators, each with thermostats. 13 Amp power points.

CONSERVATORY 11' 3" x 8' 10" (3.43m x 2.69m) : Brick built base with PVCu double glazing under a polycarbonate roof. 13 Amp power points. PVCu double glazed door to rear garden.

DINING ROOM 10' 9" x 9' 0" (3.27m x 2.74m) : PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator with thermostat. 13 Amp power points. Door to under stairs cupboard.

KITCHEN 9' 4" x 9' 4" (2.84m x 2.84m) : PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern fitted kitchen units with timber effect laminated doors with chrome handles. Under unit lighting. Inset one and half bowl stainless steel single drainer sink unit with mixer tap. Granite effect roll edge surfaces. 5 ring Baumatic gas hob with canopy extractor over. Baumatic double split level oven. Space and plumbing for washing machine and dishwasher. Integrated Baumatic fridge and freezer. Cupboard housing Baxi gas boiler with programmer. 13 Amp power points. Double panel central heating radiator. Tiled to splashbacks. Tiled floor. Door to side.

First Floor :

L-SHAPED GALLERIED LANDING : Access to roof space. Single panel central heating radiator with thermostat. 13 Amp power points. Doors to principal rooms.

BEDROOM 1 REAR 13' 5" x 9' 10" (4.09m x 2.99m) to wardrobe : PVCu double glazed window to rear aspect. Single panel central heating radiator with thermostat. 13 Amp power points. Television aerial point. Door to en suite.

EN SUITE 7' 0" x 5' 0" (2.13m x 1.52m) : Opaque PVCu double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: Low level W.C with concealed cistern, vanity wash hand basin. and double sized shower enclosure with sliding glazed door housing a mains fed shower. Tiled to splashbacks. Shaver point. Wall hung centrally heated towel radiator with thermostat. Extractor fan. Karndean flooring.



BEDROOM 2 REAR 9' 10" x 9' 10" (2.99m x 2.99m) : PVCu double glazed window to rear aspect. Single panel central heating radiator with thermostat. 13 Amp power points.

BEDROOM 3 FRONT 12' 1" x 6' 11" (3.68m x 2.11m) : Two PVCu double glazed windows to front aspect. Single panel central heating radiator with thermostat. 13 Amp power points. Door to airing cupboard with 'Megaflo' pressurised hot water cylinder.

BEDROOM 4 FRONT 8' 8" x 7' 7" (2.64m x 2.31m) : PVCu double glazed window to front aspect. Single panel central heating radiator with thermostat. 13 Amp power points.

BATHROOM 7' 2" x 5' 8" (2.18m x 1.73m) : Low voltage downlighters inset. White suite comprising: Low level W.C. with concealed cistern with vanity wash hand basin with cupboard below. Panelled bath with mixer shower tap. Single panel central heating radiator with thermostat. Extractor fan. Partly tiled walls. Karndean flooring.

Outside :

FRONT : Enclosed by low level wall and wrought iron railings having path to front door and side. Lawn with shrub borders. Private driveway parking.

GARAGE 19' 0" x 9' 0" (5.79m x 2.74m) internal measurements : Up and over door. Power and light. Rear door access.

REAR : Mainly laid to lawn, enclosed by timber fence panels and brick wall to right hand boundary with conifer hedge screen.

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

TENURE : Leasehold. 999 year lease from 2009. Ground rent: £435.71 per annum.

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

TAX BAND: D **LOCAL AUTHORITY**: Cheshire East

DIRECTIONS: SATNAV CW12 1LY

