

Energy performance certificate (EPC)			
14, Tamar Close CONGLETON CW12 3RU	Energy rating D	Valid until:	24 October 2028
		Certificate number:	8138-7020-6059-5195-6922

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 D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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.

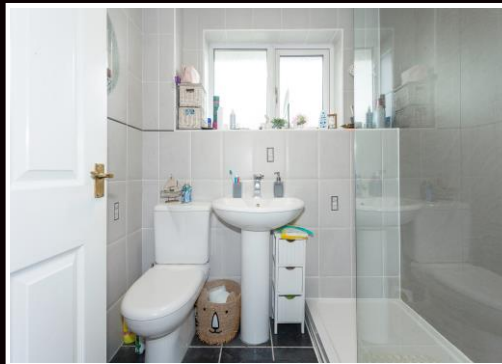
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14 Tamar Close,
Congleton, Cheshire CW12 3RU

Selling Price: £265,000

- CONTEMPORARY AND EXTENDED TWO-BEDROOM SEMI DETACHED HOME
- STYLISH GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- BRIGHT SUN ROOM WITH VELUX WINDOWS
- MODERN SHOWER ROOM
- SOUTHWEST-FACING LANDSCAPED GARDEN
- DRIVEWAY PARKING FOR TWO/THREE CARS
- WELL-PRESENTED THROUGHOUT

Stylish Two-Bedroom Home with Contemporary Finishes & Sunny Southwest Garden

Step inside this beautifully presented two-bedroom home, perfectly designed for modern living and effortlessly combining style, comfort, and practicality.

Entrance & Living Space

A welcoming entrance hall leads into a bright and inviting lounge, featuring a contemporary pebble-effect electric fire set within an elegant surround—creating a cosy focal point. A large front-facing window floods the room with natural light, while a handy understairs storage cupboard maximises space.

Modern Breakfast Kitchen

The heart of the home is the sleek, fully fitted breakfast kitchen, boasting an extensive range of high-gloss white units paired with grey oak-effect work surfaces. Equipped with a built-in induction hob, electric oven, and stylish smoked glass splashbacks, this space is both functional and visually striking. A breakfast bar provides the perfect spot for casual dining, while French doors open seamlessly into the sun room.

Sun Room / Dining Area

A standout feature of the property, the sun room offers a versatile dining or relaxation space,



enhanced by a pitched roof with Velux windows and additional rear-facing glazing. French doors lead directly out to the garden, creating a wonderful indoor-outdoor flow.

First Floor Accommodation

Upstairs, the property offers two well-proportioned bedrooms:

- A generous main bedroom with dual front-facing windows and built-in wardrobes
- A second bedroom overlooking the rear garden, also benefiting from fitted mirrored wardrobes

The modern shower room is stylishly appointed with a large walk-in shower, contemporary tiling, and a chrome heated towel radiator.

Outdoor Space

To the front, an open-plan lawn and tandem driveway provide off-road parking for two/three vehicles.

The rear garden is a true highlight—southwest facing to enjoy sun throughout the afternoon and evening. Thoughtfully landscaped, it features Indian stone paving, a lawn with sleeper borders, and multiple seating areas ideal for outdoor dining and entertaining.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL : Single panel central heating radiator. Stairs to first floor.

LOUNGE 13' 6" x 10' 1" (4.11m x 3.07m): PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. Contemporary style pebble effect electric fire set on hearth and fire surround. Understairs store cupboard.

BREAKFAST KITCHEN 13' 1" x 9' 0" (3.98m x 2.74m): PVCu double glazed window to rear aspect. Extensive range of modern gloss fronted eye level and base units in white with grey oak effect preparation surfaces with smoked black glass and stainless steel sink unit inset. Built in 4-ring induction hob with glass and matt black canopy extractor hood over with smoked glass splashbacks and matching electric oven/grill below. Space and plumbing for washing machine. Space for fridge freezer. Matching breakfast bar with seating for two. PVCu double glazed French doors to:

SUN ROOM/DINING ROOM 12' 0" x 8' 10" (3.65m x 2.69m): Pitched roof with two Velux roof lights and inset spot light fittings. Two PVCu double glazed windows to rear aspect. Double panel central heating radiator. 13 Amp power points. Beech effect flooring. PVCu double glazed French doors to garden.

First Floor :

LANDING : Access to roof space via a retractable ladder, partially boarded with light. Linen cupboard with Main combi gas boiler and shelving.

BEDROOM 1 FRONT 13' 3" x 9' 4" (4.04m x 2.84m) max: Two PVCu double glazed windows to front aspect. Double panel central heating radiator. Built in wardrobe with sliding doors. 13 Amp power points.

BEDROOM 2 REAR 9' 3" x 6' 8" (2.82m x 2.03m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in wardrobe with mirrored sliding doors.



SHOWER ROOM 6' 1" x 5' 5" (1.85m x 1.65m): PVCu double glazed window to rear aspect. Modern suite comprising: Low level W.C., pedestal wash hand basin and large walk-in shower cubicle with Mira electric shower and fixed glass screen. Tiled walls and modern shower boarding to shower area. Chrome centrally heated towel radiator. Tiled floor.

Outside :

FRONT : Open plan lawn. Tandem driveway for two/three cars.

REAR : The rear gardens are southwest facing and enjoy the afternoon and evening sun. Extending from the rear is Indian stone paved terrace which widens to the side creating a generous sized patio area. A low dwarf wall with central step leads on to lawn with chunky sleeper borders with steps leading to the main paved terrace, perfect for outside dining and space for garden shed. Gated access to the front. Cold water tap and external power point.

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.**

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 3RU

