

**Energy performance certificate (EPC)**

Omega Manchester Road CONGLETON CW12 2HX	Energy rating D	Valid until: 16 October 2031
Certificate number: 9049-3910-7200-6119-4204		
Property type Detached house		
Total floor area 142 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 C.

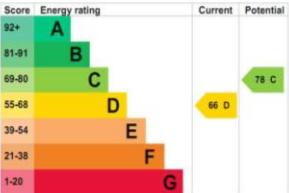
[See how to improve this property's energy efficiency.](#)

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.

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



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](http://www.timothyabrown.co.uk)



**Omega,**  
49A Manchester Road, Congleton, Cheshire  
CW12 2HX

**Selling Price: Offers Over £450,000**

- IMPRESSIVE DORMER STYLE DETACHED HOME
- FIVE BEDROOMS OVER BOTH GROUND & FIRST FLOOR
- LOUNGE, DINING ROOM PLUS CONSERVATORY
- EXTENSIVE DRIVEWAY & DETACHED GARAGE
- GOOD SIZED REAR GARDEN
- HIGHLY REGARDED LOWER HEATH AREA

**WATCH OUR ONLINE PROPERTY TOUR.**

An Exceptional Family Home with Surprising Space and Stunning Gardens – A True Hidden Gem!

Step inside this deceptively spacious and versatile **FIVE-BEDROOM** detached dormer home, nestled in the sought-after Lower Heath area of Congleton. Offering a wealth of flexible accommodation across two floors, this property is ideal for growing families, multi-generational living, or those seeking space to work from home.

With three bedrooms conveniently positioned on the ground floor (one of which could be ideally used as a potential home office) - and two further generous bedrooms upstairs, this layout is as practical as it is spacious.

The expansive beautifully manicured rear garden is a true highlight, enjoying a westerly aspect. It's a private, sun-drenched oasis perfect for relaxing, entertaining, or watching the children play. To the front, a large driveway offers ample off-road parking, leading to an attached generous garage.

Recent upgrades add further appeal, including:

- New PVCu double glazing and front door
- New gas central heating boiler
- Full re-roof just 2.5 years ago
- A large, modern conservatory, also built 2.5 years ago

Accommodation comprises:

Entrance hall, spacious lounge, separate dining room, stylish fitted kitchen, large conservatory, ground floor master bedroom, two additional ground floor bedrooms (one ideal as an office), and a modern bathroom with separate shower. Upstairs you'll find two further



bedrooms, offering flexible space for guests or teenagers.

**Location Highlights – Lower Heath, Congleton**

Set in one of Congleton's most desirable areas, this home is ideally located for easy access to Eaton Bank Academy, Congleton Retail Park (Tesco, M&S Food, Boots), and the town centre with its charming shops, eateries, and cultural attractions.

For nature lovers, Astbury Mere Country Park is just moments away, while the area is also known for its active community, markets, and festivals, including the popular Jazz & Blues Festival.

**Commuting and Connectivity**

Lower Heath boasts exceptional transport links, including:

- Quick access to the A34 and Congleton Link Road
- 10 minutes to M6 Junction 17
- Just 2 miles from Congleton train station (direct to Manchester)
- 12 miles from Crewe – a major national rail hub
- Only 18 miles to Manchester International Airport

This home is a rare and exciting opportunity — spacious, stylish, and superbly located. Whether you're upsizing, downsizing with space to spare, or simply searching for your forever home, this is not one to miss.



**The accommodation briefly comprises** (all dimensions are approximate)

**ENTRANCE** : Attractive composite front door to:

**HALL** : Coving to ceiling. Picture rail. Laminate floor. Radiators. 13 Amp power points. Stairs to first floor. Doors to principal rooms. Door to deep storage/airing cupboard.

**W.C.** : PVCu double glazed window to front aspect. Low flush W.C. Wash hand basin. Radiator.

**LOUNGE 18' 0" x 11' 10" (5.48m x 3.60m)** : Double glazed window to front aspect. Coving to ceiling. Picture rail. Feature fireplace. 13 Amp power points. Television aerial points. Radiators. Opening to dining room.

**DINING ROOM 11' 4" x 9' 0" (3.45m x 2.74m)** : Coving to ceiling. Dado rail. 13 Amp power points. Radiator. Sliding double glazed patio door to conservatory.

**CONSERVATORY 11' 6" x 17' 10" (3.50m x 5.43m)** : Brick built with PVCu double glazing and sliding patio door and side door. Insulated roof. Electric wall heaters.

**KITCHEN 11' 10" x 11' 4" (3.60m x 3.45m)** : Coving to ceiling. Low voltage downlighters to ceiling. Double glazed window and door to conservatory. White high gloss modern base and eye level units with under unit lighting. Roll edge laminate surfaces with one and a half bowl single drainer stainless steel sink unit inset with mixer tap. Wall mounted Vaillant replacement gas central heating boiler. Space for cooker. Extractor canopy. Washing machine. Space for dishwasher. Integral fridge freezer. 13 Amp power points. Tiled floor.

**BEDROOM 1 FRONT 13' 6" x 10' 11" (4.11m x 3.32m)** : Double glazed window to front aspect. Coving to ceiling. Radiator. Fully fitted full height sliding door wardrobes.

**BEDROOM 2 REAR 11' 5" x 11' 5" (3.48m x 3.48m)** : Coving to ceiling. Double glazed window to rear aspect. Wash hand basin set in vanity unit. Radiator. Television aerial point. 13 Amp power points. Fully fitted bedroom suite.

**BEDROOM 5 FRONT 10' 3" x 8' 0" (3.12m x 2.44m)** : (Presently used as a study). Double glazed window to front aspect. Laminate floor. Radiator. 13 Amp power points.



**BATHROOM** : Double glazed opaque window to rear aspect. Coving to ceiling. Low voltage downlighters. White suite comprising low flush W.C., wash hand basin set in vanity unit and panelled bath with mixer tap. Large shower enclosure housing a mains fed shower. Part tiled walls. Tiled floor. Shaver point. Chrome towel radiator.

**First floor : LANDING** : Double glazed window to front aspect to:

**BEDROOM 3 REAR 14' 6" x 14' 2" (4.42m x 4.31m) max** : Double glazed window to rear aspect. Radiator. 13 Amp power points. Door to eaves storage.

**BEDROOM 4 REAR 13' 0" x 12' 0" (3.96m x 3.65m) max** : Double glazed window to rear aspect. Velux roof light to front aspect. Radiator. 13 Amp power points.

**Outside : FRONT** : Enclosed by timber fence panels having riverstone laid long driveway providing parking for numerous vehicles and landscaped with evergreen bushes and heather set within railway sleeper raised bed and having a sunny aspect. Outside light. Garden tap. Power point.

**SIDE** : Double gates to car port then onto garage. To the other side is a gate and path to rear.

**REAR** : Fully enclosed being mainly lawn with well stocked borders, specimen trees, patio and decking. Outside light, double power point and garden tap. Pagoda (with decking for seating).

**GARAGE 19' 0" x 10' 9" (5.79m x 3.27m) internal measurements** : Brick under a tile roof. Up and over door. Power and light. Double glazed window to side aspect. Rear door to outside.

At the top of the garden is a wooden shed with power and an aluminium greenhouse, with steps leading down to the rear garage door.

**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**.

**LOCAL AUTHORITY** : Cheshire East Council **TAX BAND** : F

**DIRECTIONS** : SATNAV: CW12 2HX

