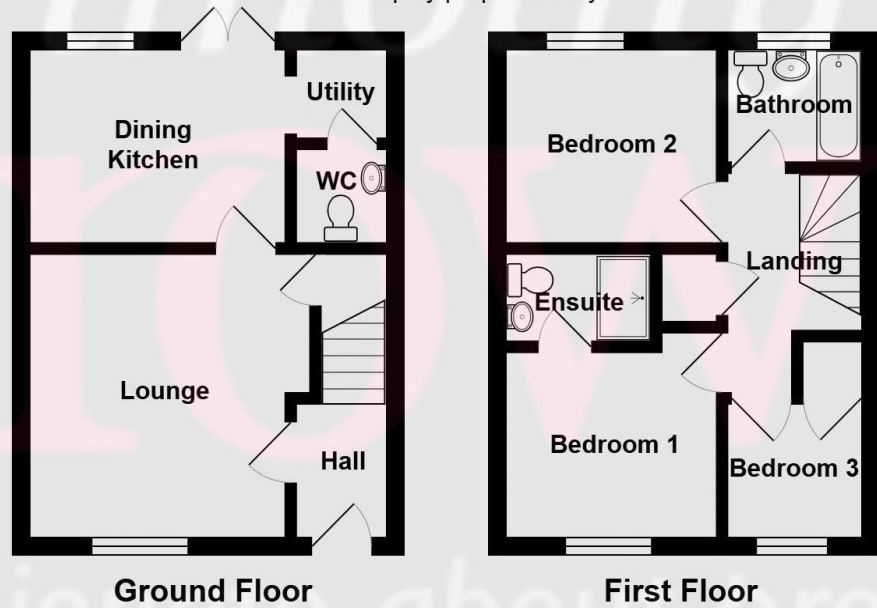


Timothy a brown



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

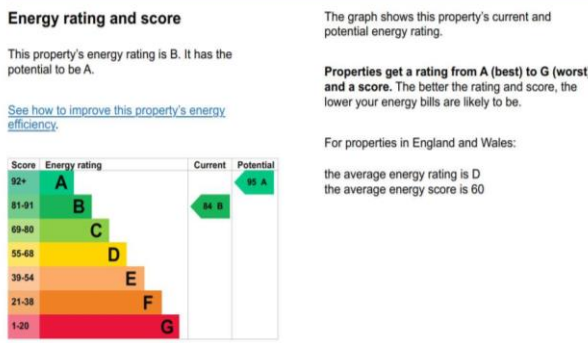


Energy performance certificate (EPC)							
5, Falcon Drive CONGLETON CW12 3UJ	<table border="1"> <tr> <td>Energy rating</td> <td>B</td> </tr> <tr> <td>Valid until:</td> <td>15 May 2032</td> </tr> <tr> <td>Certificate number:</td> <td>0340-3346-6050-2992-6361</td> </tr> </table>	Energy rating	B	Valid until:	15 May 2032	Certificate number:	0340-3346-6050-2992-6361
Energy rating	B						
Valid until:	15 May 2032						
Certificate number:	0340-3346-6050-2992-6361						
Property type	Semi-detached house						
Total floor area	84 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>).



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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Timothy a brown

www.timothyabrown.co.uk

5 Falcon Drive,
Congleton, Cheshire CW12 3UJ

Selling Price: £315,000

- CHAIN-FREE PURCHASE
- PRESTIGIOUS DEVELOPMENT
- ELEGANT LOUNGE WITH SHUTTERS
- OPEN-PLAN KITCHEN & DINING
- SOUTH-FACING LANDSCAPED GARDEN
- THREE REFINED BEDROOMS
- LUXURIOUS PRINCIPAL EN-SUITE
- DOUBLE DRIVEWAY & SUPERB CONNECTIVITY



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

OFFERED WITH NO ONWARD CHAIN

Positioned within the prestigious Falcon Rise development, this exceptional three-bedroom residence occupies a most desirable plot, combining elegant design with a semi-rural setting and outstanding connectivity.

The home is thoughtfully designed to maximise light and space, with a beautifully proportioned lounge featuring bespoke plantation window shutters. To the rear, a stunning open-plan kitchen and dining space forms the heart of the home—perfectly suited for modern living—flowing effortlessly into the SOUTHERLY FACING landscaped gardens via French doors.

The first floor hosts three refined bedrooms, including a luxurious principal suite complete with contemporary en suite with double sized shower. A sleek family bathroom and carefully considered storage solutions enhance both comfort and practicality, with high-quality finishes throughout.

Externally, the property continues to impress with a generous SOUTH FACING rear garden designed for both relaxation and entertaining, alongside a double-width driveway providing ample parking.

Falcon Rise offers the perfect balance of countryside tranquillity and convenience, with excellent transport links to Manchester, the M6 corridor and beyond. Congleton itself presents a

vibrant lifestyle, rich in independent retail, dining experiences and natural beauty.

An outstanding home in a truly desirable location.

The accommodation briefly comprises:
(all dimensions are approximate)

FEATURE CANOPY PORCH : High security steel skinned panelled door with double glazed upper panels to:

HALL : Single panel central heating radiator. 13 Amp power points. Lime washed oak Karndean flooring. Stairs to first floor.

LOUNGE 14' 3" x 13' 9" (4.34m x 4.19m): PVCu double glazed window to front aspect with plantation shutters. Double panel central heating radiator. 13 Amp power points. Understairs store cupboard. Lime washed oak Karndean flooring.

DINING KITCHEN 13' 5" x 10' 9" (4.09m x 3.27m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern matt finished eye level and base units in grey having quartz preparation surface over with stainless steel single drainer sink unit inset with chrome mixer tap. Built in stainless steel 4 ring gas hob with electric oven/grill below with stainless steel extractor canopy over. Integrated fridge and freezer. Integrated dishwasher. Double panel central heating radiator. 13 Amp power points. Grey ceramic floor tiles. PVCu double glazed French doors to rear garden.

UTILITY AREA 5' 4" x 4' 0" (1.62m x 1.22m): Quartz preparation surface with space and plumbing for washing machine and tumble dryer beneath. Grey ceramic floor tiles.

CLOAKROOM : White suite comprising: Low Level W.C. with concealed cistern and wall hung wash hand basin. Single panel central heating radiator. Slate effect tiles to splashbacks. Grey ceramic floor tiles.

First Floor :

GALLERIED LANDING : Spindled balustrade with oak handle rail. 13 Amp power points. Access to roof space. Airing cupboard housing Ideal Logic gas combi boiler.

BEDROOM 1 FRONT 10' 8" x 9' 6" (3.25m x 2.89m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

EN SUITE 7' 9" x 4' 7" (2.36m x 1.40m): Low voltage downlighters inset. Extractor fan. Modern white suite comprising: Low Level W.C. with concealed cistern and wall hung wash hand basin with chrome mixer tap. Large double sized shower cubicle housing a mains fed shower with glass sliding door and grey feature tiles. Lime washed oak Karndean flooring.

BEDROOM 2 REAR 10' 8" x 10' 0" (3.25m x 3.05m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 7' 9" x 6' 10" (2.36m x 2.08m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Overstairs store cupboard.

BATHROOM 6' 10" x 5' 7" (2.08m x 1.70m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extractor fan. Modern white suite comprising: Low level W.C. with concealed cistern and wall hung wash hand basin. Panelled bath with Aqualisa electric shower over with glass shower screen. Grey textured feature tiled to

splashbacks. Chrome centrally heated towel radiator. Shaver point. Lime washed oak Karndean flooring.

Outside :

FRONT : Double width tarmac driveway. Paved path to front door.

REAR : South Easterly facing gardens with extensive Indian stone paved terrace seating area extending to the full width beyond which are lawned gardens bound with flower borders and chunky railway sleepers and all encompassed with timber lapped fencing. Cold water tap. Power point. External lighting. To one side is a wide area with space for timber garden shed, and access to the front.

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: D

DIRECTIONS: SATNAV CW12 3UJ

