

# Timothy a brown



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### Energy performance certificate (EPC)

7, Honeysuckle Close CONGLETON CW12 4ZS	Energy rating <b>B</b>	Valid until 18 December 2029
	Certificate number 8401-7132-6559-6413-0996	

Property type Semi-detached house  
Total floor area 67 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](#) [here](#) ([https://www.gov.uk/beliefsandfaith/energy-ratings/energy-efficiency-standards/landlord-outlets](#)).

#### Energy rating and score

This property's energy rating is B. It has the potential to be A.  
[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificates.service.gov.uk/energy-certificates/8401-7132-6559-6413-0996>

**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

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

**7 Honeysuckle Close**  
Congleton, Cheshire CW12 4ZS

**Selling Price: £249,500**

- ATTRACTIVE SEMI RURAL DEVELOPMENT IN SOUGHT AFTER WEST HEATH
- MODERN TWO BEDROOM SEMI DETACHED HOME
- DOUBLE WIDTH DRIVEWAY FOR TWO VEHICLES
- LIGHT AND AIRY REAR LOUNGE WITH FRENCH DOORS TO GARDEN
- LANDSCAPED, ENCLOSED REAR GARDEN
- EXCELLENT TRANSPORT LINKS TO M6, MANCHESTER AIRPORT & HOLMES CHAPEL STATION
- CLOSE TO CONGLETON'S SHOPS, MARKETS, THEATRE, RESTAURANTS AND COUNTRYSIDE
- WALKING DISTANCE TO WELL REGARDED SCHOOLS AND WEST HEATH SHOPPING PRECINCT

## FOR SALE BY PRIVATE TREATY (Subject to contract)

Honeysuckle Close, situated off Back Lane in Congleton, is an attractive semi-rural development featuring a collection of highly specified homes.

This beautifully presented two-bedroom semi-detached property has been thoughtfully designed to offer practical, modern living, complete with a **double-width driveway** providing parking for two vehicles.

The stylish contemporary kitchen is positioned at the front of the home and enjoys an attractive outlook. To the rear, the light and spacious lounge features **French doors** opening onto the enclosed landscaped rear garden, enhancing the bright and airy feel of this welcoming family space. A convenient downstairs cloakroom completes the ground floor accommodation.

The first floor comprises two well-proportioned bedrooms, with the principal bedroom benefitting from a private ensuite. A beautifully appointed family bathroom serves the second bedroom, offering further comfort and convenience.

Externally, the property features a double-width front driveway, while the rear boasts a neatly **landscaped garden**, fully enclosed to provide a safe and private outdoor retreat.

Congleton offers excellent transport links throughout the North West. Honeysuckle Close is

just a 10-minute drive from Junction 17 of the M6, providing swift access to surrounding towns and major cities. Manchester International Airport is located approximately 17 miles away, and Holmes Chapel train station—only 10 minutes by car—lies on the main commuter line between Manchester Piccadilly and Crewe, with onward Intercity services to London Euston.

The town itself offers a superb blend of leisure, culture and convenience. Congleton hosts an array of independent shops, national retailers, regular markets, and popular craft fairs. The vibrant cultural scene includes the Daneside Theatre, while Astbury Mere Country Park offers an ideal setting to enjoy the local countryside. A wide choice of restaurants, cafés and bars further enhances the town's appeal, making it easy to relax and unwind with family and friends.

Located in the sought-after area of West Heath, the property is ideally positioned on the edge of Cheshire's beautiful countryside and within walking distance of highly regarded schools, including Congleton High School, Black Firs Primary School and Quinta Primary School, as well as the West Heath shopping precinct. The wider area is particularly renowned for its equestrian facilities, with Somerford Park situated just a short distance away.



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

**ENTRANCE** : Composite front door to hall.

**HALL** : Radiator. Timber effect flooring. Stairs. Doors to principle rooms. 13 Amp power points.

**SEPARATE W.C.** : PVCu double glazed opaque window. White suite comprising: low level W.C. and wash hand basin with mixer tap. Timber effect flooring.

**LOUNGE 14' 10" x 13' 3" (4.52m x 4.04m)**: PVCu double glazed window and PVCu double glazed french doors to rear. 13 Amp power points. Feature wall with mounted electric fire. Timber effect floor.

**KITCHEN 10' 2" x 7' 2" (3.10m x 2.18m)**: PVCu double glazed window to front aspect. Fitted modern kitchen in light grey with granite effect work surfaces. Gas hob and canopy hood over and oven below. One and a half bowl single drainer stainless steel sink with mixer tap. Under unit lighting. Tiled floor. Radiator. Fitted integrated appliances with Zanussi dishwasher, washer dryer, fridge and freezer. Gas central heating boiler concealed in eye level cupboard.

**First Floor** :

**BEDROOM 1 FRONT 12' 5" x 11' 3" (3.78m x 3.43m) maximum**: PVCu double glazed window to front aspect. Feature wall. Door to deep storage cupboard. 13 Amp power points. Door to ensuite.

**EN SUITE 6' 0" x 6' 0" (1.83m x 1.83m) maximum**: PVCu double glazed opaque window. White suite comprising low level W.C., pedestal wash hand basin with mixer tap and shower enclosure. Partly tiled walls. Chrome heated towel/radiator. Electric shaver point. Extractor fan.

**BEDROOM 2 REAR 11' 1" x 7' 9" (3.38m x 2.36m)**: PVCu double glazed window to rear aspect. Radiator. Feature tongue and



groove boarding up to dado rail. 13 Amp power points. Timber effect laminate flooring.

**BATHROOM 6' 10" x 5' 8" (2.08m x 1.73m)**: PVCu double glazed opaque window. White suite comprising low level W.C., wash hand basin with mixer tap and panelled bath with hand grips and mixer tap. Partly tiled walls. Chrome heated towel rail/radiator. Extractor fan.

**Outside** :

**FRONT** : Tarmac driveway providing parking for two cars.

**SIDE** : Path leading to the rear.

**REAR** : Enclosed rear garden with sunny aspect having patio onto lawn.

**TENURE** : Freehold (subject to solicitors verification). Service charge of £20.89 per month.

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

**VIEWINGS** : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SATNAV: CW12 4ZS

