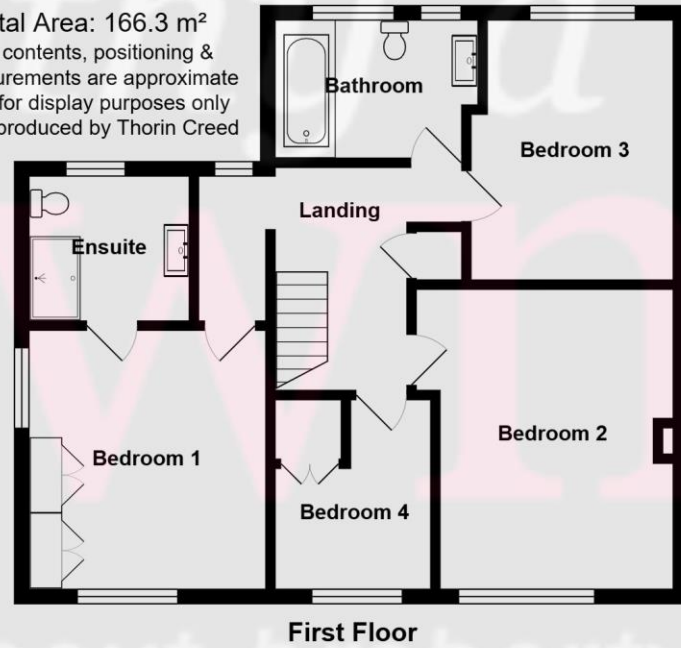


Total Area: 166.3 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy performance certificate (EPC)	
10 Hulton Close CONGLETON CW12 3TF	Energy rating: C Valid until: 12 May 2036 Certificate number: 8306-2215-7650-2498-6201

Property type: Detached house
Total floor area: 165 square metres

Rules on letting this property

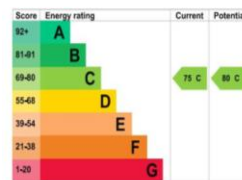
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-estate-letting-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-estate-letting-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. 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

10 Hulton Close,
Congleton, Cheshire CW12 3TF

Selling Price: £550,000

- EXTENDED EXECUTIVE RESIDENCE ON A PRIME CORNER PLOT IN HENSHALL HALL
- SPACIOUS LOUNGE & GARDEN-FACING DINING KITCHEN WITH GARDEN ROOM
- FITTED MASTER BEDROOM SUITE WITH LARGE EN-SUITE
- THREE FURTHER BEDROOMS PLUS REFITTED FAMILY BATHROOM
- GENEROUS UTILITY ROOM & SEPARATE STUDY
- DOUBLE-WIDTH DRIVEWAY & LARGE SIDE GARDEN WITH GOOD-SIZED SUMMERHOUSE
- SUNNY REAR GARDEN WITH PATIO, LAWNS & ESTABLISHED SHRUB BORDERS
- WALKING DISTANCE TO RAILWAY STATION, SHOPS, PUBS & COUNTRYSIDE WALKS

A fine, extended executive residence set on a generous corner plot within a small cul-de-sac on the prime and highly sought-after Henshall Hall development.

This beautifully presented home features PVCu double glazing, gas-fired central heating and excellent family accommodation. The layout comprises: Porch, Hall, W.C., Lounge, and a fully fitted Dining Kitchen opening into a Garden Room, all enjoying windows, patio doors and French doors leading out to the sunny rear patio and garden. There is also a large Utility Room and a Study on the ground floor.

To the first floor, there is access to two loft spaces, both having pull down ladders providing lots of storage space. The landing also houses the cylinder cupboard and leads to the Master Bedroom with a fitted bedroom suite and large En-Suite, three further bedrooms, and a refitted family Bathroom.

Externally, the front offers a double-width block-paved driveway with lawned garden and a gate opening to a large side lawn with a very useful, good-sized summerhouse and attached storage shed. There is also an EV charging point to the

side. The rear garden enjoys a patio, lawn and shrub border at the far end.

Built by the reputable Seddon Homes, this property occupies one of Mossley's most desirable positions. Everything is close at hand: countryside walks, Congleton railway station, Hightown's shops, takeaways and pubs, plus the golf course, all within a short, level stroll.

Homes in this location rarely come to market, and early viewing is strongly recommended to fully appreciate everything this property offers.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed sliding patio door to:

PORCH : Tiled floor. Door to:

HALL : Radiator. Stairs to first floor. Double doors to lounge. Doors to Kitchen and:

W.C. : Opaque PVCu double glazed window. White suite comprising: Low level W.C. and pedestal wash hand basin. Fully tiled walls.

LOUNGE 17' 3" x 13' 2" (5.25m x 4.01m) : Coving to ceiling. PVCu double glazed bow window. Radiator. Feature fireplace.

GARDEN ROOM 13' 4" x 11' 2" (4.06m x 3.40m) : PVCu double glazed window to side aspect. Two PVCu double glazed sliding patio doors. Radiator. Timber effect flooring. Opening to:

KITCHEN DINER 13' 0" x 19' 7" (3.96m x 5.96m) : PVCu double glazed window and PVCu double glazed door to rear. Extensive range of matching eye level and base units having single drainer 1.5 bowl sink unit inset with mixer tap. Built in 5-ring induction hob with extractor over. Neff double split level ovens, with the main oven having a slip and slide door. Space for large American style fridge. Breakfast bar. Two feature radiators. Door to understairs store cupboard.

UTILITY ROOM 12' 3" x 7' 11" (3.73m x 2.41m) : PVCu double glazed door. Fitted with an extensive range of eye level and base units having single drainer stainless steel sink unit inset. Space and plumbing for a washing machine and tumble dryer. Built-in cupboards.

STUDY 8' 7" x 8' 9" (2.61m x 2.66m) : PVCu double glazed window. Radiator.

First Floor :

LANDING : Access to two loft spaces, both having pull down ladders providing lots of storage space. Door to airing cupboard with high pressure cylinder. Doors to principal rooms.

BEDROOM 1 FRONT 13' 1" x 12' 2" (3.98m x 3.71m) : PVCu double glazed windows to front and side aspects having views up to The Cloud in the Winter months. Radiator. Fully fitted bedroom suite comprising wardrobes, chest of drawers and bedside cabinets. Radiator. Door to:

EN-SUITE 8' 0" x 7' 2" (2.44m x 2.18m) : Opaque PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., wash hand basin set in vanity unit and large shower enclosure. Heated towel radiator. Partly tiled walls. Tiled floor.

BEDROOM 2 FRONT 15' 3" x 11' 7" (4.64m x 3.53m) : PVCu double glazed window having views up to The Cloud in the Winter months. Radiator.

BEDROOM 3 REAR 12' 11" x 10' 0" (3.93m x 3.05m) : PVCu double glazed window. Radiator.

BEDROOM 4 FRONT 7' 8" x 9' 4" max 6' 0" min (2.34m x 2.84m max 1.83m min) : PVCu double glazed window. Radiator. Fitted cupboard.

BATHROOM 10' 2" x 6' 3" (3.10m x 1.90m) : Two Opaque PVCu double glazed windows to rear aspect. Modern white suite comprising: Low level W.C., wash hand basin set in vanity unit and panelled bath with mixer shower tap. Chrome heated towel radiator. Fully tiled walls and floor with under floor heating.

Outside :

FRONT : Large brick paved driveway with lawn to right and fence and gate to left, leading to the side garden.

SIDE : Large area with timber summerhouse and attached storage shed. EV charging point. Lawn garden. Gate leading to the rear.

REAR : Having a sunny aspect, with a stone-flagged patio leading onto a lawn and a shrub-planted area at the bottom of the garden.

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**.

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 3TF

