



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 107.8 m² (excluding boiler room)

Energy performance certificate (EPC)

25 Cross Lane Congleton CW12 3JX	Energy rating F	Valid until 2 June 2030
Property type Detached bungalow	Certificate number EPC 0047 7700 2706 0001	
Total floor area 111 square metres		

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read the rules on letting on the website of the Energy Performance Certificate Scheme.

Properties can be let if they have an energy rating from A to E. The exemption section sets out changes you can make to improve the property's rating.

Energy rating and score

This property's current energy rating is F. It has the potential to be D.

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

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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25 Cross Lane
Congleton, Cheshire CW12 3JX

Selling Price: Offers in Excess of £425,000

- TRULY SUPERB DETACHED BUNGALOW
- EXPERTLY RENOVATED TO A HIGH STANDARD THROUGHOUT
- SPACIOUS LOUNGE & MAGNIFICENT OPEN PLAN DINING KITCHEN
- THREE BEDROOMS
- MODERN STYLISH BATHROOM
- EXTENSIVE BLOCK PAVED DRIVEWAY
- PART LANDSCAPED REAR GARDEN
- LOCATED IN PRIME MOSSLEY AREA CLOSE TO LOCAL AMENITIES

WATCH OUR ONLINE VIRTUAL TOUR

We'd like to raise a glass to the lucky person who's first to view this beautiful home. We guarantee you'll be buying this home even before you skip through the threshold.....it is that good!! The current vendors should be incredibly proud of what they've achieved, transforming this bungalow into a quite extraordinary home. It's been a back to brick project with the finished pad equal to a brand-new home. A truly superb home!

Having been expertly designed, lovingly created, and beautifully presented by the current owners, this home enjoys a remarkable lifestyle to suit a wide range of discerning buyers.

The spacious detached residence enjoys a wonderful layout comprising three bedrooms (2 large doubles and a single currently set up as a walk in wardrobe), a huge stylish bathroom, generous lounge...however, the star of the show simply must be the living dining kitchen! Sat in the heart of the property, the luxurious space is equipped with integrated appliances, stylish units, a huge central peninsula plus several on-trend features that accentuate the aesthetic as well as being hugely functional.

You will be hard pressed to find such a delightful home, located in a prime area with such array of conveniences laid out on its doorstep. Literally within 5 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and

convenience store, barbers, hairdressers, and post office, plus the latest edition....The Wonky Pear...a micro bar, hostelry....with a lovely eclectic relaxed atmosphere. School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus before and after schools and day nursery are within easy reach too.

Gas fired central heating is offered via a modern gas combi boiler and all windows and doors are PVCu double glazed throughout.

It's pretty outside too with extensive landscaped driveway areas to the front, whilst to the rear is the majority complete uniquely designed gardens with the base laid for a huge outside terrace seating area and perimeter pathways, with lawned gardens, discreet fire pit area and a bespoke garden store/workshop.

Needless to say, this property is a fine example of a 'turn-key' home. Ready to move into - you'll struggle to find a home with less jobs to do on moving day than this! Truly no stone has been left unturned when presenting this house to the finest of standards. All in all, this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we'd love to help you!!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Anthracite grey composite front door with double glazed centre panels.

HALL 17' 0" x 9' 2" (5.18m x 2.79m): Low voltage downlighters inset. 13 Amp power points. Period style radiator. 13 Amp power points. Fashionable concrete style flooring.

LOUNGE 18' 7" x 12' 5" (5.66m x 3.78m): PVCu double glazed bow window to front aspect with plantation shutters. Low voltage downlighters inset. Two period style radiators. Feature recessed fireplace with oak mantle and supports with stone hearth. 13 Amp power points. Television aerial point.

OPEN PLAN DINING KITCHEN 18' 2" x 12' 7" (5.53m x 3.83m) 22' 7" into door recess: Two PVCu double glazed windows to rear aspect and side aspect. Low voltage downlighters inset. Extensive range of wood grain effect eye level and base units in 'Dove Grey' having quartz preparation surfaces over with ceramic Belfast sink inset. Quartz peninsula with inset Neff 5-ring gas hob and ample base units and drawers with ceiling flush fitted Neff extractor. Built-in Neff double self cleaning fan assisted electric ovens. Integrated dishwasher. Space for fridge/freezer. Integrated washing machine and space for tumble dryer. Two period style radiators. 13 Amp power points. Fashionable concrete style flooring. Deep recessed pantry. Composite door to outside.

BEDROOM 1 FRONT 14' 5" x 13' 1" (4.39m x 3.98m): Two PVCu double glazed windows to front with plantation shutters and matching to side aspect. Low voltage downlighters inset. Period style radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 9" x 11' 8" (3.58m x 3.55m): PVCu double glazed windows to rear and side aspect with plantation shutters. 13 Amp power points with USB's. Period style radiator. Access to roof space via a retractable ladder.

ROOF SPACE 26' 11" x 11' 1" (8.20m x 3.38m) plus restricted areas of headroom : Partially boarded with light.

BEDROOM 3 SIDE/DRESSING ROOM 11' 2" x 5' 9" (3.40m x 1.75m): PVCu double glazed window to side aspect with plantation shutters. Low voltage downlighters inset. Extensive range of open fronted wardrobes with hanging rails, drawers and shelves. 13 Amp power points. Period style radiator.

BATHROOM 10' 8" x 8' 0" (3.25m x 2.44m): Two PVCu double glazed windows to rear aspect. Low voltage downlighters inset.

Luxury white suite comprising: wall hung W.C. with concealed cistern. Ceramic rectangular wash hand basin on stainless steel supports with chrome mixer tap. Panelled bath with chrome mixer tap. Large walk-in shower with glass screen and mains fed thermostatically controlled mains fed shower with rainfall shower head. Marble effect tiles to splashbacks area. Two anthracite grey centrally heated towel radiators. Grey slate effect floor tiles and contrasting grey slate effect tiles to W.C. and wash hand basin area.

OUTSIDE :

FRONT : Vertically sunken oak railway sleepers forming the front boundary behind which are deep flowerbeds laid with bark chippings. The extensive sweeping driveway is laid with grey cobbles offering parking for numerous vehicles and with a decorative stone laid hard standing area providing further parking.

SIDE : Entrance porch with door to boiler cupboard housing Worcester gas fired central heating boiler.

REAR : The rear garden is majority landscaped allowing the eventual new owner free to decide and complete to their own taste and design. There is a large terrace area, perimeter pathways and lawned garden. To the far corner is a feature chunky oak railway sleeper seating area with recessed fire pit. To one side is a large store area with gated access to the front. To the other side is an equally large store area with timber workshop/garden store measuring 13' 7" x 8' 0". Cold water tap. Outside power point.

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

TENURE : Freehold (subject to solicitors verification)

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SAT NAV: CW12 3JX

