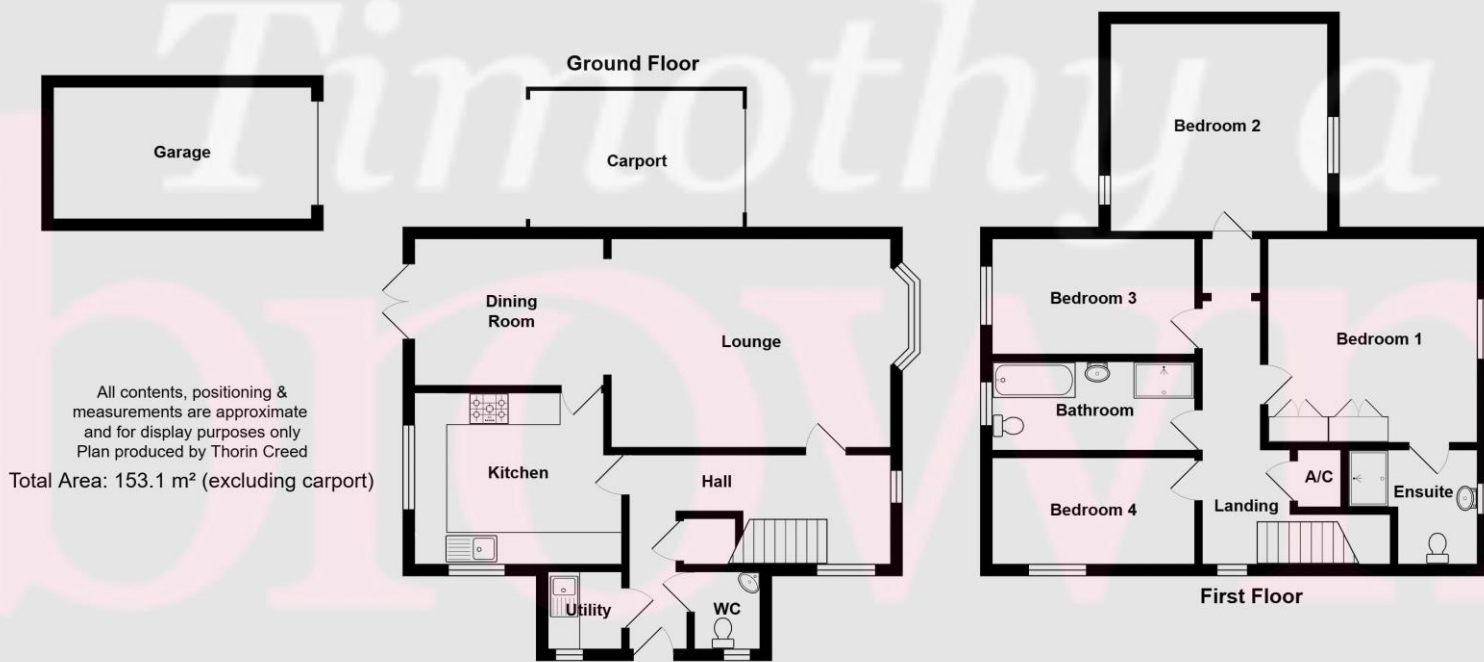


Timothy a brown



Energy performance certificate (EPC)

1 Atkin Close CONGLETON CW12 4WJ	Energy rating C	Valid until: 25 February 2035
		Certificate number: 0300-2756-7420-2225-6715

Property type	End-terrace house
Total floor area	141 square metres

Rules on letting this property

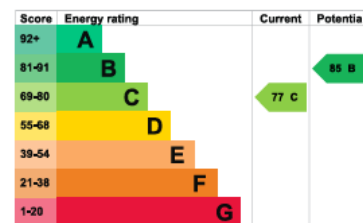
Properties can be let if they have an energy rating from A to E.

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 C. It has the potential to be B.

[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



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

1 Atkin Close,
Congleton, Cheshire CW12 4WJ

Selling Price: £400,000

- SPACIOUS & MODERN LINK DETACHED HOUSE
- FOUR BEDROOMS
- LOUNGE THROUGH DINING ROOM
- IMPRESSIVE REMODELLED & UPGRADED KITCHEN
- UTILITY & GUEST CLOAKROOM
- EN-SUITE TO MASTER BEDROOM. FAMILY BATHROOM
- EXTENSIVE DRIVEWAY PARKING WITH CAR PORT & DETACHED GARAGE
- CORNER PLOT WITH GENEROUS GARDENS TO THREE SIDES
- POPULAR WEST HEATH LOCALITY CLOSE TO SHOPPING CENTRE & SCHOOLS

A FABULOUS AND MODERN 4 BEDROOM LINK DETACHED HOUSE. CORNER PLOT WITH GENEROUS GARDENS TO THREE SIDES. DETACHED GARAGE and CAR PORT. POPULAR WEST HEATH LOCALITY, CLOSE TO SHOPS AND SCHOOLS.

Occupying a generous corner plot, on a well-regarded residential development, this FOUR bedroomed link detached home offers great versatility of well-balanced accommodation. There's a lovely welcoming entrance hall with cloakroom and utility off and stairs leading up to the first floor. The sitting room is more spacious than you'd imagine, easily large enough for the whole family. The striking kitchen with garden aspect, is equally impressive, having been totally remodelled and upgraded in recent years, boasting swish marble effect surfaces, with an abundance of eye level/base units, deep pan drawers, pull out larder and carousel.

The light and airy first floor landing offers some useful storage, and provides access to the four bedrooms, including the master bedroom fitted with built in furniture and ensuite shower room, and finally, the family bathroom.

Externally there is an extensive driveway providing parking for numerous vehicles, which continues through the CAR PORT, to the rear which leads to the DETACHED GARAGE. Being a corner plot means there are plenty of garden areas, with the rear enjoying deep lawned areas, patio seating areas, all of which are encompassed with deep established borders and boundary hedgerow and fencing.

Local amenities are just a stone's throw away at the well stocked shopping centre over the road whilst brilliant schools are within walking distance and commuter links to the M6 and A34 are on your doorstep! The development itself boasts a pleasant play area for children whilst older children and adults alike are sure to enjoy the nearby playing fields and countryside walks!



Congleton is a vibrant market town surrounded by the Cheshire and Staffordshire countryside. There is a wide range of bars restaurants and pubs as well as a selection of independent shops, supermarkets and high street outlets. Congleton is very much a modern and community conscious town with a museum, award winning park, golf clubs and several sports clubs along with a state-of-the-art modern Leisure Centre. Motorway links and networks are within a ten minute drive giving you easy access to major towns and cities as well as UK holiday destinations. This combined with Congleton railway station and the local bus routes you will have no problem getting to where you want to go.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Composite panelled double glazed door to:

L-SHAPED RECEPTION HALL : Coving to ceiling. Full length cloaks cupboard. Access to guest cloakroom, utility and inner hall. Pine effect floor.

INNER HALL : PVCu double glazed windows to front and side aspects. Attractive spindle staircase to the first floor. Single panel central heating radiator. Pine effect floor. Doorways to the lounge and kitchen.

GUEST CLOAKROOM : PVCu double glazed opaque window to front aspect. White suite comprising: Low level W.C. and wash hand basin. Single panel central heating radiator.

UTILITY 4' 10" x 4' 6" (1.47m x 1.37m) : PVCu double glazed window to front aspect. Wood grain effect eye level and base units in cream having marble effect preparation surface over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Centrally heated towel radiator.



KITCHEN 11' 10" x 10' 2" (3.60m x 3.10m) : PVCu double glazed windows to front and rear aspects. Modern wood grain effect eye level and base units in cream with marble effect preparation surfaces having ceramic sink and drainer with mixer tap. Modern brushed chrome effect range cooker with wide extractor fan over. Integrated fridge freezer and dishwasher. Cupboard housing Worcester gas central heating boiler. Modern space radiator.

LOUNGE 17' 0" x 13' 3" (5.18m x 4.04m) plus bay : PVCU double glazed feature bay window. Double and single panel central heating radiators. 13 Amp power points. Television aerial point. Large squared off opening to:

DINING ROOM 11' 11" x 9' 3" (3.63m x 2.82m) : PVCu double glazed French doors to outside rear. Single panel central heating radiator. 13 Amp power points.

First Floor :

LANDING 15' 9" x 3' 6" (4.80m x 1.07m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Access to principal rooms. Airing cupboard housing lagged hot water cylinder. Access to roof space via retractable ladder, partially boarded with light.

BEDROOM 1 SIDE 13' 0" x 12' 5" (3.96m x 3.78m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Fitted wardrobes.

EN-SUITE 7' 4" x 4' 10" (2.23m x 1.47m) plus shower cubicle : PVCu double glazed opaque window to side aspect. Modern white suite comprising: Low level W.C., pedestal sink with chrome taps and large recessed shower cubicle housing a mains fed shower. White glazed tiles to splashbacks. Double panel central heating radiator. Extractor fan.

BEDROOM 2 SIDE 13' 8" x 13' 1" (4.16m x 3.98m) : Dual aspect PVCu double glazed windows. Double panel central heating radiator. 13 Amp power points. Television aerial point.



BEDROOM 3 REAR 12' 8" x 7' 3" (3.86m x 2.21m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 12' 8" x 6' 9" (3.86m x 2.06m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 12' 8" x 5' 6" (3.86m x 1.68m) : PVCu double glazed opaque window to rear aspect. Four piece modern bathroom suite comprising: Low level W.C., pedestal wash hand basin, panelled bath and large separate shower cubicle housing a mains fed shower. Polished chrome taps. Single panel radiator. Extractor fan.

OUTSIDE : Tarmac driveway which continues through the carport to the garage and provides parking for numerous vehicles. Attractive, open wrap-around lawned gardens to front and side with mature stocked borders. To the rear is an Indian stone paved patio terrace, ideal for alfresco dining, beyond which are lawned gardens and feature wall.

CARPORT 13' 4" x 8' 10" (4.06m x 2.69m) : Roller shutter door.

BRICK BUILT GARAGE 16' 0" x 8' 4" (4.87m x 2.54m) internal measurements : Up and over door. Power and light. Overhead storage.

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 4WJ

