

1:27:25, 10:04 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

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|---|---------------------------|--|
| 41, Harebell Drive CONGLETON CW12 4FA | Energy rating B | Valid until 19 February 2030 |
| Property type Detached house | | Certificate number 3805-3065-7302-6700-2204 |
| Total floor area 97 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 penalties](#) [here](#) or [view the full regulations](#) [here](#).

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](#)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 94 A |
| 81-91 | B | 83 B | |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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

Breakdown of property's energy performance

<https://find-energy-certificates.service.gov.uk/energy-certificates/2605-3064-7302-6700-2204>



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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41 Harebell Drive
Congleton, Cheshire CW12 4FA

Selling Price: £325,000

- WELL PRESENTED DETACHED FAMILY HOME
- TRENDY OPEN PLAN DINING KITCHEN
- LIGHT & SPACIOUS LOUNGE
- THREE BEDROOMS / TWO BATHROOMS
- TWO ALLOCATED PARKING SPACES
- ELECTRICAL VEHICLE CHARGING POINT
- ENCLOSED PRIVATE REAR GARDEN
- DISCREET TUCKED AWAY POSITION

AN OUTSTANDING DETACHED FAMILY HOME TUCKED AWAY IN A DISCREET CORNER OF THIS POPULAR MATURING DEVELOPMENT.

The vendors have a keen eye for interior design, offering desirable tasteful en trend decoration and furnishings.....which we're sure you'll admire!

The property looks into a NATURE RESERVE TO THE FRONT, has the benefit of two allocated parking spaces, ELECTRICAL VEHICLE CHARGING POINT and enclosed PRIVATE gardens with lawns, raised composite decking and paved terrace seating areas.

The spacious reception hall is natural light filled with guest cloakroom off and stairs to the first floor. The lounge is generous with dual aspect windows and offers plenty of space for that all important oversized settee. FANTASTIC OPEN PLAN dining kitchen in a trendy design with French doors adding to the light and spacious feel of this lovely social room, with utility off. To the first floor are three bedrooms, two of which are double bedrooms, including an en suite, with a stylish family bathroom completing this floor.

Congleton boasts excellent transport links to the North West. Harebell Drive is only a 10 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 17 miles away, and the property also lies within only

a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston.

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area has recently been further enhanced with the completion of the new Congleton link road completed in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).



The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite panelled door with double glazed upper panels.

HALL 7' 8" x 5' 3" (2.34m x 1.60m): Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

CLOAKROOM : Low voltage downlighters inset. Modern white suite comprising: low level W.C., ceramic wash hand basin with cupboard beneath. Single panel central heating radiator.

LOUNGE 17' 5" x 10' 8" (5.30m x 3.25m): PVCu double glazed windows to dual aspects. Double panel central heating radiator. 13 Amp power points.

DINING KITCHEN 17' 6" x 9' 9" (5.33m x 2.97m): PVCu double glazed windows to dual aspects. Low voltage downlighters inset. Extensive range of hi-gloss eye level and base units in light grey with under pelmet lighting, having slate effect preparation surfaces over with stainless steel one and a half bowl sink unit inset. Built-in stainless steel 4-ring gas hob with stainless steel and glass extractor hood over. Built-in electric oven/grill with combination microwave oven above. Cupboard housing Ariston gas central heating boiler. Integrated dishwasher, fridge and freezer. Double panel central heating radiator. 13 amp power points. PVCu double glazed french doors to rear garden.

UTILITY 7' 8" x 6' 7" (2.34m x 2.01m): Preparation surface with space and plumbing for washing machine. Full length store cupboard. Single panel central heating radiator. 13 Amp power points.

First Floor :

LANDING 12' 7" x 7' 1" (3.83m x 2.16m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Over stairs store cupboard. Airing cupboard housing hot water cylinder. Access to roof space.

BEDROOM 1 FRONT 12' 1" x 10' 9" (3.68m x 3.27m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobes with mirrored sliding doors. Deep recessed walk-in wardrobe.



EN SUITE 5' 0" x 7' 2" (1.52m x 2.18m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C. with concealed cistern, wash hand basin with cupboard beneath and large walk-in shower with glass sliding door and mains fed shower. Chrome centrally heated towel radiator. Textured grey tiles to splashbacks. Shaver point.

BEDROOM 2 FRONT 10' 3" x 9' 7" (3.12m x 2.92m): PVCu double glazed windows to dual aspects. Single panel central heating radiator. 13 Amp power points. Built-in double wardrobe with mirrored sliding doors.

BEDROOM 3 SIDE 7' 8" x 7' 5" (2.34m x 2.26m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 1" x 5' 7" (2.16m x 1.70m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C. with concealed cistern and wash hand basin with cupboard below and panelled bath with shower screen and mains fed shower over. Textured grey tiles to splashbacks. Chrome centrally heated towel radiator.

Outside :

REAR : Adjacent to the rear of the property is a paved terrace beyond which are lawned gardens and raised composite decked terrace all encompassed with timber lapped fencing and garden shed. Gated access to the front.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 4FA

