



Energy performance certificate (EPC)

70 Boundary Lane, Congleton, CW12 3JA	Energy rating D	Valid until: 7 July 2031 Certificate number: 8355-2098-6936-2769-1145
Property type	Semi-detached house	
Total floor area	96 square metres	

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions ([link](#)) or on [GOV.UK](#). You should also consider the impact of energy efficiency on the condition of the property.

Energy efficiency rating for this property

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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.



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Timothy a brown

www.timothyabrown.co.uk

70 Boundary Lane
Mossley, Congleton,
Cheshire CW12 3JA

Selling Price: £300,000

- RENOVATED 3 BEDROOM SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS, CONSERVATORY, FITTED KITCHEN
- INSTALLATION OF NEW FAMILY BATHROOM
- DETACHED GARAGE & PARKING FOR 4 VEHICLES
- SOUTH FACING GENEROUS REAR GARDEN
- WITHIN THE CATCHMENT OF MOSSLEY C OF E PRIMARY SCHOOL

FOR SALE BY PRIVATE TREATY (Subject to contract)

WHAT'S YOUR DREAM PERIOD PROPERTY – A PRETTY VICTORIAN, A GRAND GEORGIAN, A HOMELY EDWARDIAN? THIS CLASSIC SUBURBAN 1930's THREE BEDROOM HOME HAS BEEN TURNED INTO A REAL STUNNER!!!!

Over recent years the current vendors have renovated the interior, renewed the central heating system and boiler, upgraded the electrical installation, and installed a new family bathroom. In addition, the original roof space has been insulated, boarded out and fully floored, making it a useful area for an office or hobby room. Outside, and to the front the property is set back behind lawned gardens and an extensive driveway comfortably providing parking for up to 4 vehicles and terminates at the good-sized DETACHED GARAGE.

Literally within 10 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 including a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a recently opened 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.

Three bedrooms, two reception rooms, conservatory, fitted kitchen, family bathroom. Detached garage. Private driveway providing off-road parking. Safely enclosed generous SOUTH-FACING mature gardens.

Set back from Boundary Lane behind mature hedgerow, the front offers an extensive tarmacadam driveway and lawns. An enclosed storm porch with traditional front door opens into the reception hall with attractive quarry tiled floor, staircase, and separate cloakroom off. The front dining



room features an attractive cast iron fireplace with real open fire and large bay window. The rear sitting room is blessed with an exposed brick Inglenook with wood burning stove, a lovely cosy reception room, which opens into the useful conservatory and enjoys an aspect to the rear. Completing the ground floor is the fitted kitchen with great storage and ample space for appliances.

The first floor is accessed via a splendid staircase to the first-floor galleried landing which leads to each of the three bedrooms, all contrasting in shapes, sizes, and orientation. The family bathroom is generous with three-piece suite and plenty of storage. Finally, the roof space has been converted into a useful area ideal for a home office or hobby room.

As befits a property of distinction are the lovely SOUTH FACING gardens. Adjacent to the rear of the property is a timber decked terrace ideal for alfresco entertaining. Beyond the terrace is the formal garden with shaped lawns and well-stocked flower borders and all safely enclosed with a mixture of mature hedgerow and timber lapped fencing.

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 : PVCu double glazed French doors with matching side panel to:

PORCH : Tiled floor. Period style solid wood front door with feature coloured glass and leaded upper light.

HALL 13' 5" x 4' 1" (4.09m x 1.24m) : Coving to ceiling. Picture rail. Single panel central heating radiator. 13 Amp power points. Attractive quarry tiled floor. Stairs to first floor with spindles, oak hand rail and newel post.



CLOAKROOM : Low voltage downlighters inset. White suite comprising: low level w.c. and ceramic block wash hand basin with chrome mixer tap and cupboard below. Single panel central heating radiator. Fully tiled walls with feature period style tiling. Oak effect tiled floor.

DINING ROOM 13' 6" x 12' 0" (4.11m x 3.65m) to bay : PVCu double glazed window to front aspect. Low voltage downlighters inset. Deep skirting. Open fire having polished cast iron fire surround with tiled inset and real oak mantel over with quarry tile hearth. Contemporary style space saver radiator. Natural oak effect flooring.

LOUNGE 12' 4" x 12' 0" (3.76m x 3.65m) to alcove : Low voltage downlighters inset. Recessed brick built Inglenook with slate tiled hearth having inset wood burning stove and real oak mantel. Wall mounted space saver radiator. Oak effect floor. PVCu double glazed door to conservatory.

CONSERVATORY 10' 4" x 8' 9" (3.15m x 2.66m) : Brick built base with PVCu double glazed upper panels with triple polycarbonate roof over. Ceramic tiled floor. 13 Amp power points. PVCu double glazed door to rear garden.

KITCHEN 14' 5" x 7' 1" (4.39m x 2.16m) : PVCu double glazed window to dual aspect. Low voltage downlighters inset. Range of beech effect fronted eye level and base units having wood effect preparation surfaces over with stainless steel single drainer sink unit inset. Walls tiled to splashbacks. Built in 4 ring electric hob with electric fan assisted oven/grill below with stainless steel extractor canopy hood over. Breakfast bar for two. Space and plumbing for washing machine, dishwasher and space for fridge/freezer. Wall mounted Main combi gas boiler. Tiled floor. PVCu double glazed door to rear.

First Floor : Return stairs with PVCu double glazed window to side aspect at half landing.

GALLERIED LANDING : Fold down retractable wooden ladder to boarded out loft area.

BEDROOM 1 REAR 12' 10" x 10' 10" (3.91m x 3.30m) : Generous sized double room. PVCu double glazed window to rear aspect. Anthracite central heating radiator. 13 Amp power points. Low voltage downlighters inset. Feature cast iron fireplace with glazed red tiled hearth.

BEDROOM 2 FRONT 11' 5" x 10' 10" (3.48m x 3.30m) : Generous sized double room. PVCu double glazed window to front aspect. Picture rail. Anthracite central heating radiator. 13 Amp power points. Natural oak effect flooring. Low voltage downlighters inset. Cast iron feature fireplace with green glazed tiled hearth.

BEDROOM 3 FRONT 7' 10" x 7' 2" (2.39m x 2.18m) : PVCu double glazed window to front aspect. Coving to ceiling. Picture rail. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 2" x 7' 0" (2.18m x 2.13m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: low level w.c.,



pedestal wash hand basin and panelled bath with thermostatically controlled mains fed shower with glass shower screen. Matt black centrally heated towel radiator. Built in storage units. Tiled floor.

BOARDED OUT ROOF SPACE 14' 2" x 12' 3" (4.31m x 3.73m) Restricted headroom : Two Velux roof lights. Boarded, with low voltage downlighters inset. 13 Amp power points. Access to undereaves storage. Oak effect floor.

Outside :

FRONT : Farmhouse style gate to wide tarmacadam driveway for up to 4 cars. Lawned gardens with deep well stocked flower beds and mature privet boundary hedging.

DETACHED CONCRETE SECTIONAL GARAGE 17' 8" x 12' 0" (5.38m x 3.65m) Internal Measurements : Up and over door. Power and light.

REAR : Extending from the rear of the property is an extensive timber decked terrace seating area. Beyond which are enclosed lawned gardens with shaped and well stocked flower borders, all encompassed with a mixture of timber lapped fencing and mature hedgerow.

TENURE : Freehold (subject to solicitors' verification).

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

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

TAX BAND: C

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: From our offices proceed along West Street, bear right onto Antrobus Street, then left onto Mill Street and upon reaching the roundabout take the third exit onto Mountbatten Way. Proceed straight across the traffic light and upon reaching the next roundabout, take the second exit and continue straight across the traffic lights on to Park Lane. Continue for approximately 1 mile and pass through the next set of traffic lights, proceed past the Golf Club and take the next right onto Boundary Lane where number 70 will be found on the left hand side clearly identified by our For Sale board.

