

Energy performance certificate (EPC)

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|-----------------------------------------|---------------------------|-------------------------------------------------|
| 28 THISTLE WAY CONGLETON CW12 4EJ | Energy rating B | Valid until: 17 January 2031 |
| | | Certificate number: 9780-3003-2309-4769-1208 |

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|------------------|-------------------|
| Property type | Detached house |
| Total floor area | 165 square metres |

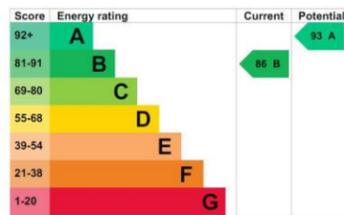
Rules on letting this property

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/landlords-property-and-consumers/energy-efficiency-requirements-landlords>.

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](#)



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-certificate.service.gov.uk/energy-certificate/9780-3003-2309-4769-1208>

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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

28 Thistle Way
Congleton, Cheshire CW12 4EJ

Selling Price: Offers Over £399,000

- WELL PRESENTED & FORMIDABLE SIZED SEMI DETACHED FAMILY HOME
- OPEN PLAN DINING KITCHEN
- FIVE BEDROOMS
- TWO ENSUITES PLUS FAMILY BATHROOM
- DETACHED GARAGE
- DRIVEWAY FOR THREE CARS
- ENCLOSED REAR GARDEN
- POPULAR WEST HEATH LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

Outstanding five bedroom semi detached home located on the 'Spenn View' development in West Heath. Spacious hall, guest cloakroom, cosy lounge, FANTASTIC OPEN PLAN dining kitchen and UTILITY. First floor with THREE bedrooms, en suite shower room and family bathroom. Second floor with master bedroom, ensuite and bedroom 5. Driveway with space for up to 3 cars. DETACHED GARAGE. Enclosed gardens with patio and lawns.

Located just off Padbury Lane this great sized family home has been recently constructed by Stuart Milne Homes and offers easy to maintain accommodation throughout.

Modern and light with an enclosed private rear garden (backing onto open fields) and generous driveway. Downstairs, the light-filled lounge with large picture window is located at the front of the property. To the back of the property, the kitchen/dining area looks out onto the enclosed fenced garden, with French doors adding to the light and spacious feel of this lovely social room, with utility off.

On the first floor are three bedrooms, two of which are double bedrooms, including an en suite, with a stylish family bathroom completing this floor.

The second floor provides the huge master bedroom with ensuite shower room and finally is bedroom number 5.

Congleton boasts excellent transport links to the North West. Thistle Way 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 and double glazed door to:

HALL 20' 4" x 6' 8" (6.19m x 2.03m): Single panel central heating radiator. 13 Amp power points. Under stairs store cupboard. Cloaks cupboard.

SEPARATE W.C. : PVCu double glazed window to rear aspect. White suite comprising: low level W.C., wash hand basin set on wash stand. Single panel central heating radiator. Attractive period style floor tiles.

LOUNGE 17' 11" x 11' 6" (5.46m x 3.50m): PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points.

OPEN PLAN DINING KITCHEN 18' 7" x 11' 5" (5.66m x 3.48m):

KITCHEN AREA : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of wood effect eye level and base units in 'Dove Grey' having concrete effect preparation surface over with stainless steel one and a half sink unit inset. Built-in stainless steel 5-ring gas hob with extractor hood over. Built-in electric fan assisted oven and grill with combination microwave oven above. Integrated fridge, freezer and dishwasher. Breakfast bar with seating for 4. Cupboard housing Ariston gas central heating boiler.

DINING AREA 6' 10" x 4' 2" (2.08m x 1.27m): Double panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden.

UTILITY 6' 10" x 4' 2" (2.08m x 1.27m): Eye level and base units. Single panel central heating radiator. Space and plumbing for washing machine and tumble dryer.

First Floor Landing 20' 4" (6.19m) in length: PVCu double glazed window to front aspect. 13 Amp power points. Single panel central heating radiator. Cupboard housing pressurised hot water cylinder. Stairs to second floor.

BEDROOM 2 FRONT 11' 5" x 9' 0" (3.48m x 2.74m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Deep recessed wardrobe.

EN SUITE 4' 7" x 3' 11" (1.40m x 1.19m): Low voltage downlighters inset. White suite comprising: low level W.C. with concealed cistern, wash hand basin set in vanity unit with double cupboard below. Double sized shower cubicle with mains fed shower and sliding glass door. Large wall mirror. Single panel central heating radiator.

BEDROOM 3 REAR 10' 4" x 8' 10" (3.15m x 2.69m): PVCu double glazed window to rear aspect. Single panel central heating radiator. Built-in double wardrobe with mirrored sliding doors. 13 Amp power points. Single panel central heating radiator.

BEDROOM 4 REAR 9' 2" x 7' 10" (2.79m x 2.39m) plus door recess: PVCu double glazed window to rear aspect. Built-in double wardrobe with mirrored sliding doors. 13 Amp power points. Single panel central heating radiator.

BATHROOM 6' 8" x 5' 7" (2.03m x 1.70m): Low voltage downlighters inset. White suite comprising: low level W.C. with concealed cistern, wash hand basin set in vanity unit with double cupboards below. Separate shower cubicle with mains fed shower. Textured tiles to splashbacks. Large recessed mirror. Double panel central heating radiator.

Second Floor Landing : 13 Amp power points. PVCu double glazed window to side aspect.

MASTER BEDROOM 12' 3" x 11' 9" (3.73m x 3.58m): Some restricted headroom. Angular ceiling. Single panel central heating radiator. 13 Amp power points. Two built-in double wardrobes with mirrored sliding doors.

EN SUITE 7' 2" x 6' 1" (2.18m x 1.85m) plus shower cubicle: Angular ceilings. Velux roof light. White suite comprising: low level W.C. with concealed cistern, wash hand basin set in vanity unit with double cupboard below and double shower cubicle with mains fed shower and sliding glass door. Shaver point. Chrome centrally heated towel radiator.

BEDROOM 5 9' 9" x 8' 3" (2.97m x 2.51m) some restricted headroom: Two velux roof lights. Single panel central heating radiator. 13 Amp power points.

DETACHED GARAGE 18' 2" x 9' 8" (5.53m x 2.94m) internal measurements: Up and over door. Power and light. EV charger. Personal door.

FRONT : Lawned garden. Side driveway with parking for 2/3 cars. EV charger.

REAR : Adjacent to the rear of the property is an Indian stone paved terrace beyond which are lawned gardens encompassed with timber fencing.

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: SATNAV: CW12 4EJ

