



Total area: approx. 150.5 sq. metres (1620.0 sq. feet)

Energy Performance Certificate

67, Henshall Hall Drive, CONGLETON, CW12 3TY

Dwelling type: Detached house
 Date of assessment: 28 June 2018
 Date of certificate: 02 July 2018

Reference number: 2386-6085-7295-3375-1904
 Type of assessment: Full EPC, existing dwelling
 Total floor area: 146 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: **£2,892**

Over 3 years you could save: **£346**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£306 over 3 years	£237 over 3 years	You could save £346 over 3 years
Heating	£2,127 over 3 years	£2,087 over 3 years	
Hot Water	£459 over 3 years	£240 over 3 years	
Totals	£2,892	£2,564	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and printers, and any electricity generated by solar generation.

Energy Efficiency Rating

Recommended measure	Indicative cost	Typical savings over 3 years	Available with Green Deal
1. Low energy lighting for all fixed outlets	£50	£15	
2. Heating controls (room thermostat)	£350 - £450	£128	
3. Solar water heating	£4,000 - £6,000	£165	

The graph shows the current energy efficiency of your home.

The higher the rating the lower your bill will be likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

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3. Solar water heating	£4,000 - £6,000	£165	

See page 3 for a full list of recommendations for this property.

If you'd like to find out more about recommended measures and what you could save today to save money, visit www.direct.gov.uk/energy or call 0300 123 1234 (standard national rates). The Green Deal may allow you to keep your home warmer and cheaper to run at no up-front cost.

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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.



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Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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67 Henshall Hall Drive

Congleton, Cheshire CW12 3TY

Offers in Excess of £400,000

- MODERN STYLISH EXECUTIVE FAMILY DETACHED HOME
- LOUNGE WITH LOG BURNER
- OPEN PLAN LIVING DINING KITCHEN
- FOUR BEDROOMS
- TWO SHOWER ROOMS
- GENEROUS DOUBLE WIDTH DRIVEWAY & SOUTH FACING GARDEN
- HIGHLY SOUGHT AFTER HENSHALL HALL

FOR SALE BY PRIVATE TREATY (Subject to contract)

Due to high demand - final viewings to take place by Wednesday 11th August 2021 - with best and final offers submitted by Wednesday 11th August 2021 at 5pm. Proceedable viewers only - Please apply for further details.

YOU KNOW WHEN YOU THINK...I JUST WANT IT....WELL HERE'S A HOUSE WHICH STIRS THAT THOUGHT!!!!

***MODERN, STYLISH, AND DIPPED WITH A LITTLE BIT OF LUXURY** **DETACHED FOUR BEDROOMS** **TWO SHOWER ROOMS** **LOUNGE WITH WOOD BURNER** **PRIVATE SOUTHERLY FACING GARDENS** **FASHIONABLE OPEN PLAN LIVING/DINING KITCHEN WITH A LOVELY GARDEN ASPECT** **UPGRADED AND MODERNISED FAMILY SHOWER ROOM AND ENSUITE**

Reception hallway, cloakroom, lounge, OPEN PLAN LIVING DINING KITCHEN, utility. Four bedrooms, contemporary family shower room and en suite. Garage (storage only). Safely enclosed south facing gardens. GENEROUS DOUBLE WIDTH DRIVEWAY FOR AT LEAST TWO CARS. Full PVCu double glazing and gas central heating. You will be hard pressed to find a family sized home, located in a prime area with such array of conveniences laid out on it's doorstep.

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 to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a micro bar, coffee and cake eating 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.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre



whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

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 : Open porch. Tiled floor. Grey wood grain effect composite panelled door with glazed upper panels and matching side panels.

HALL : Coving to ceiling. Stairs with cupboard below. Double panel central heating radiator. BT telephone point (subject to BT approval). Oak flooring. Door to kitchen, lounge and cloakroom.

CLOAKROOM : White modern suite comprising low flush W.C. and wall hung wash hand basin. Chrome centrally heated towel radiator. Tiled to splashbacks. Tiled floor.

LOUNGE 16' 4" x 12' 8" (4.97m x 3.86m) : PVCu double glazed window to front aspect. Coving to ceiling. Low voltage downlighters to ceiling. Recessed chimney breast having cast iron log burner. Two feature radiators. Oak flooring. Oak double doors to 'L' shaped living dining and kitchen.

LIVING DINING ROOM 22' 5" x 16' 0" (6.83m x 4.87m) : Feature cathedral ceiling with feature glass apex. Velux roof lights. Low voltage downlighters to ceiling. Clearview wood burning stove. 13 Amp power points. Two feature radiators. Bi-folding doors to patio.

L SHAPED KITCHEN 13' 4" maximum x 5' 3" minimum (4.06m x 1.60m) x 12'10" (3.91m) : PVCu double glazed windows to rear and side aspects. Coving to ceiling. Low voltage downlighters. Beautifully refitted with contemporary hi- gloss units with attractive resin working surfaces with preformed one and a half bowl sink unit with mixer tap. Integrated wine cooler. Neff ceramic induction hob with stainless steel and glass canopy hood over. Two split level ovens with central microwave and warming drawer beneath. Space and plumbing for dishwasher. Tiled floor.

UTILITY 8' 8" x 6' 5" (2.64m x 1.95m) : Fitted with a range of white gloss units. Single drainer stainless steel sink unit with mixer tap, Space and plumbing for washing machine. Wall mounted Vaillant gas central



heating boiler. Tiled to splashbacks. Tiled floor. 13 Amp power points. PVCu double glazed door to outside.

First Floor :

LANDING : Access to roof space. Coving to ceiling. 13 Amp power points. Doors to principal rooms. Airing cupboard with pressurised hot water cylinder.

BEDROOM 1 FRONT 12' 10" x 12' 6" (3.91m x 3.81m) : PVCu double glazed window to front aspect. Coving to ceiling. Fitted with a range of wardrobes with matching bedside lockers and closet of drawers. Single panel central heating radiator. 13 Amp power points.

EN SUITE 6' 10" x 6' 8" (2.08m x 2.03m) plus shower cubicle area : PVCu double glazed opaque window to front aspect. Luxurious white suite comprising low level W.C., resin wash hand basin set in tasteful grey wash stand with mixer tap. Large shower enclosure with glass door housing a mains fed thermostatically controlled shower and attachment. Chrome centrally heated towel radiator. Complimentary wall and floor tiles. Freestanding resin bath with chrome bath/shower mixer.

BEDROOM 2 REAR 12' 6" x 11' 10" (3.81m x 3.60m) : PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 10' 0" x 8' 4" (3.05m x 2.54m) : PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 10' 0" x 7' 5" (3.05m x 2.26m) : PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 8' 5" x 6' 8" (2.56m x 2.03m) : Converted into modern shower room. PVCu double glazed opaque window to side aspect. White suite comprising W.C., wash hand basin set in vanity unit and double sized shower enclosure with glass panels housing a mains fed thermostatically controlled shower. Chrome centrally heated towel radiator. Tiled to splashbacks. Tiled floor.

Outside :

FRONT : Double width brick block drive terminating at garage and front door. Lawn to side of drive. Paths and gates to either side of the house leading to the rear.

GARAGE (STORAGE ONLY) 9' 0" x 8' 5" (2.74m x 2.56m) : Up and over door. Power and light. Access to roof space. Door to utility room.

REAR : Southerly facing lawned gardens with large Indian stone paved terrace ideal for alfresco entertaining, all encompassed with timber



lapped fencing. Gated access to the front via both sides. Cold water tap. External power point.

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.

TAX BAND: E LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: From our Office proceed down West Street turning right into Antrobus Street, left into Mill Street, at the roundabout turn right and proceed down Mountbatten dual carriageway through the traffic lights. At the next roundabout turn right through the traffic lights and proceed straight up Park Lane continuing passed the Railway Station taking the third left into Henshall Hall Drive where the property will be found towards the end of the road on the left hand side.

