

Energy performance certificate (EPC)

48, Moss Road  
CONGLETON  
CW12 3BN

Energy rating  
**D**

Valid until: 6 September 2026

Certificate number: 8704-9054-6729-2107-1163

Property type

Semi-detached house

Total floor area

131 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 D. It has the potential to be C.

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.

See how to improve this property's energy efficiency.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-58

F

1-20

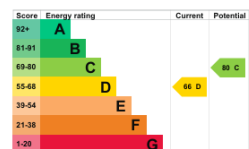
G

Current

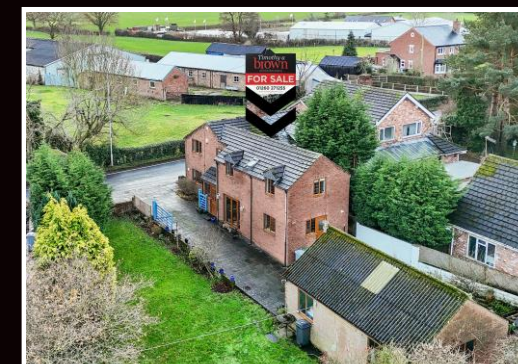
Potential

60 C

55 D



**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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**Wayside,**  
48 Moss Road, Congleton,  
Cheshire CW12 3BN

**Selling Price: £449,000**

- SUPERB FAMILY HOME FULL OF CHARM AND CHARACTER
- FOUR SPACIOUS BEDROOMS WITH BEAMS & VAULTED CEILINGS
- IMPRESSIVE 21FT LOUNGE WITH MULTI-FUEL LOG BURNER
- DINING ROOM WITH FRENCH DOORS TO THE GARDEN
- QUALITY OAK-FITTED KITCHEN WITH UTILITY ROOM
- LARGE DOUBLE GARAGE WITH INSPECTION PIT
- GENEROUS GARDENS BACKING ONTO OPEN COUNTRYSIDE
- SOUGHT-AFTER LOCATION CLOSE TO TRAIN STATION & SCENIC WALKS



A Home Full of Character in a Prime Location

Viewing is essential to truly appreciate this superb family residence, a home that blends timeless charm with modern comfort. Sympathetically re-built in 2001 and finished to an exceptional standard, it offers the perfect balance of warmth, style, and practicality.

Inside the Home:

- Welcoming vestibule leading into a 21ft lounge with a striking multi-fuel log burner – the heart of the home.
- Elegant double doors open to the dining room, complete with French doors to the garden, creating a seamless indoor-outdoor flow.
- A well-appointed kitchen with quality Oak units, complemented by a fitted utility room and convenient ground floor shower room.
- Upstairs, discover four generously sized bedrooms, each enhanced by beams and vaulted ceilings, adding character and charm.
- A stylish family bathroom completes the accommodation.

Outside Space:

- A spacious side and rear garden, perfect for family gatherings and outdoor living.
- A detached double garage with inspection pit, ideal for car enthusiasts or extra storage.



- Backing onto open countryside, enjoy uninterrupted views and a sense of rural tranquillity.

Location Highlights:

Moss Road is highly sought-after for its blend of convenience and countryside appeal. With Mossley Primary School, Congleton Railway Station, and scenic walks all close by, you'll enjoy the best of both worlds – peaceful surroundings with everyday amenities at your fingertips.

The accommodation briefly comprises:  
(all dimensions are approximate)

ENTRANCE : PVCu double-glazed leaded window & door to the side elevation. Leading to:

PORCH : Quarry tile flooring. Striped pine thumb latch door and stain glass window to the lounge. Ceiling light point.

LOUNGE 21' 3" x 14' 1" (6.47m x 4.29m) : Cast iron multi fuel log burner on quarry tile hearth with brick surround, inset lighting and beam over. Beam to ceiling and two ceiling light points. Exposed brick wall with display inset glass shelving. Double glazed leaded window to the front and side elevations. Three wall light points. Solid Oak flooring and two radiators. Turning spindle staircase to first floor. Glazed and leaded double doors to:

DINING ROOM 15' 0" x 11' 2" (4.57m x 3.40m) : Continuation of oak flooring. Radiator. Ceiling light point. UPVC double-glazed leaded doors to side elevation. Two wall light points.

BREAKFAST KITCHEN 13' 0" x 9' 8" (3.96m x 2.94m) : Fitted with a high quality range of oak eye level and base units with laminated preparation surfaces having sink unit inset. Display plate rack. Built in extractor hood. Tiling to splash backs.



UTILITY AREA 7' 4" x 4' 9" (2.23m x 1.45m) : Low voltage downlighters inset. Double-glazed leaded frosted window to the side elevation. Wall mounted gas fired central heating boiler located within eye level fitted cupboards. Laminate preparation surface with space and plumbing below for a washing machine. Space for large fridge freezer. Door to:

SHOWER ROOM : White suite comprising: Vanity wash hand basin, low level W.C. and corner shower with Mira electric shower. Double glazed frosted window to the side elevation.

First Floor :

LANDING : Galleried landing with vaulted ceiling. Pine floor boards. Smoke detector. Wall light point and radiator. Double-glazed window to the side elevation. Linen cupboard with ample storage.

BEDROOM 1 10' 2" x 14' 2" (3.10m x 4.31m) : Dual aspect double glazed leaded window to the side and front elevation with open views. Stripped pine floorboards. Beam to vaulted ceiling. Ceiling light point and radiator

BEDROOM 2 15' 0" x 10' 2" (4.57m x 3.10m) : Dual aspect leaded window to the rear and side elevation. Stripped floorboards. Beams to vaulted ceiling. Radiator.

BEDROOM 3 10' 9" x 7' 0" (3.27m x 2.13m) : Double-glazed leaded window to the side elevation. Stripped floorboards. Loft access. Radiator. Beam to vaulted ceiling.

BEDROOM 4 11' 2" x 7' 9" (3.40m x 2.36m) : Double-glazed leaded window to the side elevation. Floorboards. Beam to vaulted ceiling. Radiator.

BATHROOM : White three-piece suite comprising: Jet system bath with shower attached to tap, low level W.C. and pedestal wash hand basin. Vaulted ceiling. Beam and Velux roof light. Low voltage downlighters inset. Radiator.



Outside : This lovely cottage style garden has a generous plot and has established gardens with split level block paved seating areas, and an array of shrubbery. With fish pond and flower beds. To the side of the property there is a tree lined lawn garden with views over farmland to the front and rear. There is off road parking to the front with 5-bar gate allowing access to a long driveway terminating at the large garage.

GARAGE 17' 9" x 25' 10" (5.41m x 7.87m) internal measurements : Electric door, power and light, courtesy door and windows to the side elevation. Inspection pit and work benches.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains gas, electric and water are connected (although not tested). Septic tank drainage.

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3BN

