

18/22, 10:36 AM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

## Energy performance certificate (EPC)

1 CONGLETON EDGE ROAD CONGLETON CW12 3JJ	Energy rating <b>D</b>	Valid until: 17 November 2030	Certificate number: 9300-2358-8090-2590-3141
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**Property type**  
End-terrace house

**Total floor area**  
76 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](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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/9300-2358-8090-2590-3141>

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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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## 1 Congleton Edge Road

Congleton Edge, Congleton, Cheshire CW12 3JJ

**Selling Price: Offers in Excess of £190,000**

- SUPERB STYLISH END OF TERRACE COTTAGE
- COMPLETELY REMODELLED & RENOVATED
- NEW CARPETS & DECORATION THROUGHOUT
- LOUNGE WITH WOOD BURNING STOVE
- SEPARATE DINING ROOM
- TWO BEDROOMS
- UNRESTRICTED ON STREET PARKING
- NO CHAIN

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AN OUTSTANDING GEM OF A HOME COMPLETELY REMODELLED AND STYLISHLY RENOVATED FROM TOP TO BOTTOM - BOTH INSIDE AND OUT!!

We'd like to raise a glass to the lucky person who's first to view this beautiful home. We guarantee you'll be buying this home even before you skip through the threshold.....it is that good!! The current vendors should be incredibly proud of what they've achieved, transforming this house into a quite extraordinary luxury cottage. It's been a back to brick project with the finished pad equal to a brand new home.

The refurbishment includes a fresh extended interior with new carpets, wood effect flooring and complete redecoration. The lounge features an eye catching feature fireplace with natural oak mantel and wood burning stove! There is a separate dining room, which then leads into the stunning fitted living dining kitchen which is certainly the centrepiece of this marvellous renovation - eye catching in every way! Stylish tiling, "en-trend" wood effect fitted units in a stunning blue and complementary work surfaces, and complete with an array of built-in appliances. Plus french doors open onto the freshly paved terrace, ideal for alfresco entertaining

The first floor accommodation continues the trend of pristine presentation and impressive decor and has equally pleasing accommodation. Firstly there are two bedrooms, the master being a great sized double with the second single bedroom, being a decent size too. The bathroom is simply stunning.... fitted with a brand new crisp white suite, "Metro" gloss tiling and with shower over the bath. Gas fired central heating is

offered via a modern gas combi boiler and all windows and doors are PVCu double glazed throughout.

The garden is a strong feature of the home, with attractive granite effect style paving laid for the perfect alfresco entertaining area, with a wide side area which offers plenty of space for storage and maybe space for something like a small garden office. Secure access is available to the front where unrestricted on street parking is found directly outside the house.

Needless to say this property is a fine example of a 'turn-key' home. Ready to move into - you'll struggle to find a home with less jobs to do on moving day than this! Truly no stone has been left unturned when presenting this house to the finest of standards.

It is a home which has been lovingly restored and positioned in such a practical locality, at the base of Congleton Edge, where lovely walks can be enjoyed and amazing far reaching countryside views found. 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 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 a day nursery are within easy reach too. With such array of conveniences laid out on its doorstep, as it's literally only a couple of minutes' walk of the town centre with its ever increasing selection of shops, bars

and restaurants as well as being only a short walk to the "award winning" Congleton Park. A majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**OPEN STORM PORCH** : Timber panelled door with double glazed and leaded upper lights.

**ENTRANCE HALL** : Plaster coving to ceiling. Deep skirting. Single panel central heating radiator. 13 Amp power points. Period style tiled floor. Stairs to first floor.

**LOUNGE THROUGH DINING ROOM** 22' 10" x 9' 11" (6.95m x 3.02m) :

**LOUNGE AREA** 10' 6" x 10' 0" (3.20m x 3.05m) : PVCu double glazed window to front aspect. Recess within chimney breast housing a cast iron wood burning stove set on stone hearth. Single panel central heating radiator. 13 Amp power points. Oak effect floor. Squared off opening to:

**DINING AREA** 12' 0" x 10' 8" (3.65m x 3.25m) : Single panel central heating radiator. 13 Amp power points. Oak effect floor. Understairs store cupboard housing Performa gas combi boiler. Squared off opening to open plan breakfast kitchen.

**BREAKFAST KITCHEN** 15' 7" x 12' 0" (4.75m x 3.65m) : Double panel central heating radiator. 13 Amp power points. Low voltage downlighters inset. Wood grain effect eye level and base units in navy blue having quartz effect preparation surfaces over with composite single drainer sink unit inset with chrome mixer tap. Built-in 4 ring ceramic hob with electric oven/grill below and stainless steel extractor hood over. Integrated fridge and freezer and washing machine. 13 Amp power points. Oak effect floor. Aluminium framed sealed unit double glazed sliding door to rear garden.

First floor :

**GALLERIED LANDING** : Spindled balustrade. 13 Amp power points. Access to roof space.

**BEDROOM 1 FRONT** 13' 10" x 10' 5" (4.21m x 3.17m) to alcove : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR** 19' 11" x 8' 6" (6.07m x 2.59m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 7' 1" x 6' 6" (2.16m x 1.98m) : PVCu double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Single panel central heating radiator. White metro tiles to splashbacks. Granolithic tiled floor.

Outside :

**REAR** : Extending from the rear of the property is a granite effect paved patio encompassed with slate chippings. Slate laid chippings to side beyond which is a crazy paved area with double gates leading onto Congleton Edge Road.

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

**TENURE** : TBC (subject to solicitors verification).

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

**TAX BAND**: B

**LOCAL AUTHORITY**: Cheshire East Council

**DIRECTIONS**: Proceed out of Congleton on the A527 (Biddulph Road) and upon reaching the traffic lights at Mossley crossroads continue straight across. Take the second turn on the right into Boundary Lane and then left into Congleton Edge Road where the property will be found on the left hand side clearly identified by our For Sale board.

