

# Timothy a brown



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

11/09/22, 1:47 PM

### Energy performance certificate (EPC)

20 LARCH PLACE SOMERFORD CW12 4ZP	Energy rating <b>B</b>	Valid until: 29 April 2031
		Certificate number: 2564-3005-6304-7739-8204

**Property type**  
End-terrace house

**Total floor area**  
78 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/handbook/guidance/landlords-tenants/minimum-energy-efficiency-standards/landlord-exemptions>).

**Energy efficiency rating for this property**  
This property's current energy rating is B. It has the potential to be A.  
[See how to improve this property's energy performance.](#)

<https://find-energy-certificates.service.gov.uk/energy-certificates/2564-3005-6304-7739-8204>



**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](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

## 20 Larch Place

Larch Place, Somerford, Congleton, Cheshire CW12 4ZP

Selling Price: £310,000

- NO CHAIN
- PRESTIGIOUS BLACK FIRS PARK DEVELOPMENT BY DAVID WILSON & BARRATT HOMES
- DOUBLE-FRONTED THREE-BEDROOM END MEWS HOME
- SPACIOUS KITCHEN/DINER WITH FRENCH DOORS TO GARDEN
- PRINCIPAL BEDROOM WITH MODERN EN SUITE SHOWER ROOM
- LIGHT-FILLED LOUNGE AND WELL-PROPORTIONED BEDROOMS
- FULLY ENCLOSED, SUNNY REAR GARDEN WITH RAISED DECKED TERRACE
- TWO ALLOCATED PARKING SPACES

## CHAIN FREE

Situated within the prestigious Black Firs Park development in Somerford, Congleton, this well presented double-fronted three-bedroom end mews home by David Wilson Homes and Barratt Homes offers stylish, light-filled accommodation ideal for modern living.

Designed and built to the latest standards, the property benefits from gas central heating, double glazing, and thoughtfully arranged interiors that maximise space and natural light throughout.

## Ground Floor

A welcoming entrance hall leads to a convenient cloakroom, a well-proportioned lounge, and a contemporary fitted kitchen/diner to the rear. The kitchen is perfectly suited to both everyday family life and entertaining, with double doors opening directly onto the sunny rear garden, creating a seamless indoor-outdoor flow.

## First Floor

Upstairs, the landing provides access to three bedrooms, including a generous principal bedroom with its own en suite shower room. A modern family bathroom completes the first-floor accommodation.



## Outside

The property enjoys two allocated parking spaces and a fully enclosed rear garden with a sunny aspect. Laid mainly to lawn and complemented by a raised flagged terrace, it provides an ideal setting for outdoor dining and relaxation.

## Location & Lifestyle

Black Firs Park is positioned on the western fringe of Congleton, close to open Cheshire countryside and within walking distance of highly regarded schools including Congleton High School, Black Firs Primary School and Quinta Primary School, as well as the West Heath shopping precinct. The development is just a short distance from Somerford Park Farm, an area renowned for its excellent equestrian facilities. Congleton itself offers an excellent blend of leisure and culture, from independent shops and regular markets to performances at the Daneside Theatre and scenic walks around Astbury Mere Country Park.

For commuters, the property is superbly located: Approximately 10 minutes from Junction 17 of the M6. Around 17 miles from Manchester Airport. Within easy reach of Holmes Chapel railway station, providing mainline services between Manchester Piccadilly and Crewe, with Intercity connections to London Euston. Enhanced road connectivity via the Congleton Link Road (completed 2021), linking the A534 and A536



An exceptional opportunity to acquire a modern, executive-style home in one of Congleton's most sought-after developments — perfectly suited to families, professionals, or those seeking stylish living close to countryside and commuter links.

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

**ENTRANCE** : Wood grain effect high security door with double glazed centre panel.

**HALL** : Double glazed central heating radiator. 13 Amp power points. Built-in double cloaks cupboard. Stairs to first floor.

**SEPARATE W.C.** : Modern white suite comprising: low level W.C. and pedestal wash hand basin. Single panel central heating radiator. Slate effect tiled floor.

**LOUNGE** 15' 7" x 10' 8" (4.75m x 3.25m): PVCu double glazed window to dual aspects. Double panel central heating radiator. 13 Amp power points. Television aerial point.

**DINING KITCHEN** 15' 5" x 9' 7" (4.70m x 2.92m): PVCu double glazed window to front and rear aspects. Low voltage downlights inset. Range of shaker style eye level and base units in matt white having grey resin preparation surfaces over with preformed drainer and stainless steel single drainer sink unit inset. Built-in 4-ring halogen hob with extractor hood over and electric oven/grill below. Integrated fridge and freezer, dishwasher and washer dryer. Double panel central heating radiator. 13 Amp power points. Cupboard housing Ideal gas central heating boiler. PVCu double glazed french doors to rear garden.

## First floor :

**GALLERIED LANDING** : Oak hand rail and turned spindles. 13 Amp power points. Access to roof space. Linen cupboard.

**BEDROOM 1 FRONT** 10' 10" x 10' 5" (3.30m x 3.17m): PVCu double glazed window to front aspect. Single panel central



heating radiator. 13 Amp power points. Central heating thermostat.

**EN SUITE** 7' 7" x 4' 8" (2.31m x 1.42m): PVCu double glazed window to front aspect. Modern white suite comprising: low level WC, pedestal wash hand basin and double sized shower cubicle with electric shower and glass sliding doors. Single panel central heating radiator. Half tiled walls. Shaver point. Slate effect floor.

**BEDROOM 2 FRONT** 8' 9" x 8' 9" (2.66m x 2.66m) extending to 11'10" : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR** 8' 10" x 6' 6" (2.69m x 1.98m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 7' 0" x 5' 7" (2.13m x 1.70m): PVCu double glazed window to front aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin, panelled bath with mains fed electric shower over and glazed screen. Marble effect tiles to splashbacks and half height. Single panel central heating radiator. Extractor fan. Slate effect floor.

**Outside : REAR** : Lawn with a generous sized outside dining terrace seating area all enclosed with timber fencing. Cold water tap. EV charging point. Gated access to two allocated parking spaces.

**SERVICES** : All mains services are connected.

**TENURE** : Freehold (subject to solicitors' verification)

**ESTATE MANAGEMENT FEE**: £140 per annum

**VIEWING** : Strictly by appointment through the sole managing and letting agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East Council **TAX BAND**: C

**DIRECTIONS**: SATNAV: CW12 4ZP

