

## Energy performance certificate (EPC)

2, Sycamore Avenue CONGLETON CW12 4TY	Energy rating <b>E</b>	Valid until: <b>4 March 2029</b>
		Certificate number: <b>0898-2069-6207-5671-5954</b>

Property type: End-terrace house

Total floor area: 38 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 E. It has the potential to be B.

[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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		

**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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# Timothy a brown

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

**2 Sycamore Avenue,**  
West Heath, Congleton,  
Cheshire CW12 4TY

**Selling Price: £115,000**

- ONE BEDROOM PROPERTY
- LOUNGE & KITCHEN
- GARDENS TO FRONT & REAR
- CLOSE TO SHOPPING PRECINCT
- POPULAR WEST HEATH AREA
- NO CHAIN



### Charming Starter Home in Desirable West Heath - CHAIN FREE

This functional, and bursting with potential property, offers an excellent opportunity for first-time buyers, downsizers, or investors. Enjoy a comfortable and convenient lifestyle in the sought-after West Heath area of Congleton.

#### Key Features:

- **Open-Plan Layout:** A spacious open-plan living area, kitchen, double bedroom, and bathroom.
- **Outdoor Space:** A private front garden and an enclosed rear garden.
- **Modern Amenities:** PVCu double glazing and residents' parking.
- **Prime Location:** Situated within walking distance of excellent schools, shops, and the West Heath shopping precinct.
- **Easy Access:** Conveniently located near the M6 motorway, Manchester International Airport, and national rail links.



### Discover the Best of Congleton:

Enjoy the vibrant town centre with its shops, restaurants, bars, and cultural activities. Explore the beautiful Astbury Mere Country Park and the scenic countryside.

### Don't miss this opportunity to own a charming and affordable home in a desirable location.

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

**OPEN STORM PORCH :** With outside store. PVCu double glazed door with matching side panel to:

**LOUNGE 4.16m (13ft 8in) x 3.88m (12ft 9in) max:** PVCu double glazed window to side aspect. Coving to textured ceiling. Valor Homeflame log effect gas fire set on marble effect hearth with Adams style fire surround. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power point. Laminate wood effect flooring as laid. Return stairs with attractive balustrade to first floor. Understairs storage cupboard.

**KITCHEN 1.99m (6ft 6in) x 1.78m (5ft 10in) :** PVCu double glazed window to front aspect. White wood effect fronted eye level and base



units having roll edge formica preparation surfaces with inset circular bowl and matching drainer. Slot-in gas cooker with extractor over. Fridge. Tiled to splashback areas. 13 Amp power points.

**First floor :**

**LANDING :** Textured walls and ceiling. 13 Amp power point.

**BEDROOM 3.98m (13ft 1in) x 2.48m (8ft 2in) :** PVCu double glazed windows to front and side aspect. Coving to textured ceiling. Deep recessed wardrobe with sliding doors. Television aerial point. 13 Amp power point. Airing cupboard with lagged hot water cylinder and slatted shelves. Access to roof space.

**BATHROOM :** PVCu double glazed window to front aspect. Textured walls and ceiling. Suite comprising: panelled bath with mixer shower over, pedestal wash hand basin and low level W.C.. Tiled to splashback areas.

**Outside :**

**FRONT :** Lawned garden. Tap.

**REAR :** Access through privately owned gardens to enclosed garden laid with pebbles.



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

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

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** A

**DIRECTIONS:** SATNAV CW12 4TY

