



Energy performance certificate (EPC)

42 Birch Road CONGLTON CW12 4NR	Energy rating C	Valid until: 4 April 2033 Certificate number: 2326-3025-0207-S217-7200
---------------------------------------	---------------------------	---

Property type	Detached house
Total floor area	178 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 efficiency rating for this property

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

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

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

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 Fax: 01260 299280

Email: 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

42 Birch Road

Congleton, Cheshire CW12 4NR

Offers in Excess of £500,000

- TOTALLY RE-MODELLED & EXTENDED WELL PRESENTED DETACHED FAMILY HOME
- MAGNIFICENT OPEN PLAN LIVING DINING KITCHEN
- LARGE SITTING ROOM PLUS STUDY/SNUG
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- INTEGRAL SINGLE GARAGE & AMPLE DRIVEWAY
- GENEROUS REAR ENCLOSED GARDEN
- POPULAR WEST HEATH LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

YOU'LL LEAVE THIS HOUSE WITH A WRY SMILE ON YOUR FACE THINKING....WELL I WASN'T EXPECTING THAT!! A CLEVERLY EXTENDED, ONCE CONVENTIONAL HOME OFFERING BAGS OF VERSATILE SPACE. TASTEFUL MODERN CLEAN LINED INTERIOR. LARGE ENCLOSED GARDENS. HUGE OPEN PLAN LIVING KITCHEN. WEST HEATH LOCALITY WITHIN CATCHMENT FOR THE QUINTA AND BLACKFIRS PRIMARY SCHOOLS AND CONGLETON HIGH ACADEMY.

Reception hall, cloakroom, study/snug, generous dual aspect lounge, massive open plan living dining kitchen with garden aspect, utility room, THREE double bedrooms, family bathroom AND en suite shower room, integral garage and magnificent gardens.

Why you'll like it.... Set back from the road, with an ample driveway and integral single garage, this huge residence with generous enclosed gardens, sits in the West Heath area, with commendable schools such as Congleton High School, Blackfirs and Quinta Primary Schools literally within a few minutes' walk, as is the West Heath Shopping Centre. Virtually immediate access on to the main arterial route to the M6 motorway, which lies 6 miles to the west, and Manchester Airport is approximately 17 miles north and again easily accessed by road.

The area has been further enhanced with the completion of the new Congleton link road, which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

Through the front door you pass through the reception hall with useful cloaks cupboard and essential cloakroom, plus there is a useful study/snug off, and feature oak handrail and stainless-steel balustrade to the central staircase to the upper floor. Doorways off the hall lead also into the huge living dining kitchen, and the main sitting room (measuring nearly 20' in length) and which enjoys a dual aspect over the front and rear gardens.

Why we like this.... the main "heart" of the house must be the huge open plan modern and well-equipped living dining kitchen with central island, with zones which subtly flows into the dining and living area, all which enjoys lovely open views over the lawned gardens.



This superb living space is what families yearn for! Completing the ground floor is the utility, useful, and discreetly tucked away. Bedrooms and bathrooms.....the galleried landing to the first floor with central staircase, delivers you to the three large double bedrooms, the master which features bespoke Hammond wardrobes, and its own en-suite shower rooms, finally is the family bathroom, fitted with a crisp white suite and separate shower.

Outside, you must see! The gardens are large, mainly laid to lawn, maybe a "football pitch" for the kids or, for keen gardeners - this is heaven, essentially a blank canvas to landscape to your hearts content!

Practically, there is an integral single garage and an ample driveway to the front.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite panelled front door with PVCu double glazed panels.

HALL 16' 0" x 12' 9" (4.87m x 3.88m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Polished grey granite effect floor tiles. Oak hand rail with stainless steel balustrade to staircase.

CLOAKROOM : PVCu double glazed window to front aspect. Low voltage downlighters inset. Low level W.C. Ceramic wash hand basin. Built-in cloaks cupboard. Polished grey granite effect floor tiles.

STUDY/SNUG 8' 10" x 7' 0" (2.69m x 2.13m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

LOUNGE 19' 10" x 13' 10" (6.04m x 4.21m): Dual aspect PVCu double glazed window to front and rear. Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Contemporary style fireplace with stone effect pebble bowl electric fire.

OPEN PLAN LIVING/DINING KITCHEN 23' 2" x 22' 10" (7.06m x 6.95m):



KITCHEN AREA : Low voltage downlighters inset. Odina (German manufactured quality kitchen). Extensive range of hi-gloss eye level and base units in white with grey oak effect preparation surfaces with Neff 5-ring induction hob with a contemporary 'Falmec' extractor canopy over. Glass splashbacks. 13 Amp power points. To one wall are fitted units within which are Neff electric oven/grill and combination microwave oven with warming drawer beneath. Integrated fridge and freezer. Large central island with grey oak effect preparation surface with 'SCHOCK' composite one and a half bowl sink unit inset with chrome chef mixer tap. Integrated dishwasher and wine chiller.

SEATING AREA : Two wall mounted contemporary style radiators 13 Amp power points. Television point.

DINING AREA : PVCu double glazed window to side aspect. Three velux roof lights. Wall mounted contemporary style radiator. PVCu double glazed French doors. PVCu double glazed folding sliding doors.

UTILITY 9' 7" x 7' 2" (2.92m x 2.18m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Grey oak effect preparation surfaces with stainless steel single drainer sink unit inset with chrome tap and base units. Space and plumbing for washing machine and tumble dryer. Space for fridge freezer. Polished grey granite effect floor tiles. PVCu double glazed door to outside rear. Deep recessed pantry cupboard.

First Floor :

GALLERIED LANDING 11' 1" x 10' 11" (3.38m x 3.32m): PVCu double glazed window to front aspect. 13 Amp power points. Double linen cupboard.

BEDROOM 1 FRONT 13' 9" x 13' 8" (4.19m x 4.16m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Bespoke 'Hammond' two double fitted wardrobes.

EN SUITE 12' 8" x 5' 6" (3.86m x 1.68m): PVCu double glazed window to rear aspect. Contemporary style radiator. Modern white suite comprising: low level W.C., ceramic winged wash hand basin with drawers beneath. Large double shower cubicle



with thermostatically controlled rainfall shower with glass screen and sliding door. Matt finished grey stone effect wall and floor tiles.

BEDROOM 2 REAR 15' 0" x 10' 7" (4.57m x 3.22m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 12' 0" x 9' 0" (3.65m x 2.74m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 8" x 8' 7" (2.64m x 2.61m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., ceramic wash hand basin with two drawers beneath, large double shower cubicle housing a thermostatically controlled shower with rainfall shower head and freestanding composite bath with chrome pillar bath/shower mixer. Anthracite grey contemporary style radiator. Matt finished grey stone effect wall and floor tiles.

Outside :

FRONT : Tarmacadam double width driveway. Lawned garden and boundary hedgerow.

REAR : Adjacent to the rear of the property is a large paved dining terrace with matching perimeter pathway beyond which are lawned gardens encompassed with established mixed hedgerow. Cold water tap. Access to front via both sides.

INTEGRAL GARAGE 18' 2" x 8' 2" (5.53m x 2.49m) internal measurements: PVCu double glazed window to side aspect. Power and light. Wall mounted Baxi gas central heating combi boiler.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV: CW12 4NR

