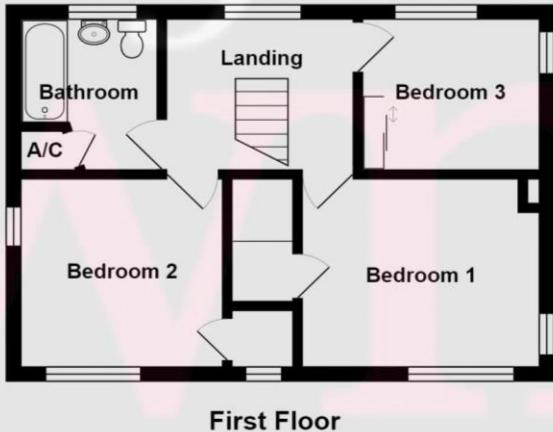


Total Area: 127.9 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Energy performance certificate (EPC)

51 Sandbach Road CONGLETON CW12 4LH	Energy rating F	Valid until: 13 February 2034
Certificate number: 7534-5822-3300-0964-4296		
Property type Detached house		
Total floor area 96 square metres		

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

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

[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



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



Timothy a brown

www.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



Elm Cottage,
51 Sandbach Road, Congleton,
Cheshire CW12 4LH

Selling Price: £375,000

- THREE BEDROOM DETACHED COTTAGE
- TWO RECEPTION ROOMS
- FITTED KITCHEN. SEPARATE UTILITY
- REQUIRES RENOVATING & UPDATING
- AMPLE ROOM FOR EXTENSION (SUBJECT TO PLANNING PERMISSION)
- DRIVEWAY FOR 3-4 CARS & SINGLE ATTACHED GARAGE
- LARGE SOUTH FACING REAR GARDENS
- SOUGHT AFTER WEST HEATH LOCALITY, CLOSE TO SCHOOLS & AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

This home requires renovating and updating, however it is in a large plot with a south facing rear garden and is of the size that allows ample room for an extension.

Elm Cottage is set back off the road by mature hedging with tarmac driveway terminating at the garage.

The property has electric central heating, the principal windows are PVCu double glazed, and comprises: Hallway, lounge, separate dining room, fitted kitchen with pantry, rear lobby with doors to a W.C, utility room and garage.

At first floor level, the landing allows access to three bedrooms and bathroom.

This home will appeal to the purchaser willing to 'put their own stamp' on a property.

Situated within close proximity to the primary schools of The Quinta and Blackfirs, and Congleton High Academy, all literally within a few minutes' walk.

Conveniently within the immediate vicinity is the West Heath Shopping Centre, offering the likes of ALDI, Iceland, Morrisons local, Subway, Indian and Chinese restaurants, a fish and chip shop, public house, hairdressers and vets, to name but a few.



Astbury Mere is not too far away either.

Virtually immediate access onto 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).

The town of Congleton is within walking distance, and offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centres, whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

Don't delay and make that viewing appointment today!



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Hardwood front door opening to:

HALL : One double radiator. Stairs. Doors to lounge and dining room. BT point.

LOUNGE 17' 6" x 11' 7" (5.33m x 3.53m): PVCu double glazed bow window to front aspect. Two PVCu double glazed windows to side aspect. Double doors to garden. Open, tiled fireplace. Two radiators.

DINING ROOM 9' 5" x 14' 10" (2.87m x 4.52m): PVCu double glazed bow window to front aspect. PVCu double glazed window to side aspect. Picture rail. Open fireplace. Radiator. Door to:

KITCHEN 13' 9" x 9' 9" (4.19m x 2.97m): PVCu double glazed window to rear aspect. Full range of oak effect matching base and eye level units with under unit lighting. Roll edge laminated surfaces. Inset single drainer stainless steel sink unit with mixer tap. Space for electric slot in cooker with extractor hood over. Tiled splashbacks. Fitted fridge and freezer. Wine rack. Door to walk in pantry with shelving. Door to under stairs cupboard. Door to:

REAR PORCH : Electric boiler. Doors to W.C, utility and outside rear.

W.C. : W.C. Wash hand basin. Partly tiled walls.

UTILITY 11' 4" x 4' 0" (3.45m x 1.22m): Two PVCu double glazed windows and one timber framed window to rear aspect. Single drainer stainless steel sink unit inset in base unit with space and plumbing for washing machine. Tiled floor. Partly tiled walls. Door to garage.

First Floor :

LANDING : Doors to three bedrooms and bathroom.

BEDROOM 1 FRONT 11' 7" x 9' 6" (3.53m x 2.89m): PVCu double glazed windows to front and side aspects. Radiator. Deep fitted cupboard.



BEDROOM 2 FRONT 10' 0" x 9' 6" (3.05m x 2.89m): PVCu double glazed windows to front and side aspects. Radiator. Deep fitted cupboard.

BEDROOM 3 REAR 8' 7" x 7' 8" (2.61m x 2.34m): PVCu double glazed windows to rear and side aspect. Radiator. Fitted wardrobes.

BATHROOM : PVCu double glazed opaque window to rear aspect. Beige coloured suite comprising: Low level W.C., pedestal wash hand basin, panelled bath with hand grips and electric shower and curtain over. Chrome heated towel radiator. Fully tiled walls. Door to airing cupboard with cylinder and shelving. Access to roof space.

Outside :

FRONT : Set well back from the road below mature hedge and trees with lawned garden and tarmac drive terminating at the garage and extending to the front door, allowing parking for 3-4 cars.

SIDE : Lawned garden to right hand side allowing room for extension if required.

REAR : A large, enclosed, south-facing lawn garden compared to modern properties, laid to lawn with mature trees.

GARAGE 17' 2" x 11' 4" max 8' 0" min (5.23m x 3.45m max 2.44m min) : Attached large single double vehicle access doors. Power and light. Windows to front and side.

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

SERVICES : Mains electric, water and drainage. Electric boiler central heating.

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

LOCAL AUTHORITY: Cheshire East **TAX BAND:** D

DIRECTIONS: SATNAV CW12 4LH

