



#### Energy performance certificate (EPC)

35 Padgbury Lane CONGLETON CW12 4LP	Energy rating <b>D</b>	Valid until 4 August 2034
		Certificate number 0855-3048-0208-9654-4204

Property type  
Detached house

Total floor area  
96 square metres

#### Rules on letting this property

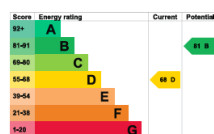
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-entire-property-minimum-energy-efficiency-standard-landlord-guidance)  
<https://www.gov.uk/guidance/domestic-private-entire-property-minimum-energy-efficiency-standard-landlord-guidance>

#### Energy rating and score

This property's energy rating is D. 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

**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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**35 Padgbury Lane**  
Congleton, Cheshire CW12 4LP

**Selling Price: £350,000**

- TRADITIONAL SPACIOUS DETACHED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- MASSES OF POTENTIAL TO MODERNISE & EXTEND
- GENEROUS SIZED GARDENS
- EXTENSIVE DRIVEWAY WITH PARKING & GARAGE
- PRIME WEST HEATH AREA CLOSE TO SCHOOLS
- NO CHAIN



FOR SALE BY PRIVATE TREATY (Subject to contract)

A FABULOUS TRADITIONAL FAMILY HOME WITH ESTABLISHED GARDENS TO MATCH OFFERING MASSES OF POTENTIAL, OPPORTUNITY TO EXTEND TO BOTH THE GROUND AND FIRST FLOOR GENEROUS ACCOMMODATION.

PRIME WEST HEATH AREA WITHIN WALKING DISTANCE OF CONGLETON HIGH SCHOOL AND THE QUINTA AND BLACKFIRS PRIMARY SCHOOLS.

This charming three-bedroom family home offers a wealth of potential for extension and customisation, boasting generous accommodation and mature gardens. Located in the sought-after West Heath area, it is within walking distance of reputable schools including Congleton High School, The Quinta, and Blackfirs Primary Schools.

The property features two reception rooms, a breakfast kitchen, a cloakroom, a utility area, and a family bathroom. The large attached garage and extensive private driveway provide off-road parking for several vehicles. The private, enclosed gardens are well-established, offering a serene outdoor space.

Constructed in the 1950s, this mature family home is a fine example of the impressive properties found in this part of Congleton. With Cheshire's countryside at its doorstep and central Congleton offering easy access to the M6 motorway, Manchester Airport, and main railway



stations with frequent express services to London and national networks, convenience is key.

The home is set back from Padgbury Lane, featuring a tarmacadam driveway that accommodates numerous vehicles. The enclosed entrance porch leads into a reception hall with a staircase to the first floor. The main sitting room, with a bay window, faces the front, while the spacious rear dining room opens into the rear gardens through sliding patio doors. The plain and simple breakfast kitchen overlooks the rear gardens, with a rear porch, cloakroom, and utility area adjacent.

The first floor, accessed via a shallow rise staircase to the galleried landing, leads to three bedrooms and the family bathroom. The attached tandem garage provides additional space and convenience.

The exterior is equally impressive, with patio seating areas leading to private gardens featuring extensive lawns and mature boundary hedgerows. The prime location offers proximity to excellent schools, the West Heath Shopping Centre, and easy access to major roads, including the newly completed Congleton link road, enhancing connectivity within the region.

Don't miss this opportunity to own a traditional family home with substantial potential in a desirable area.



The accommodation briefly comprises:  
(all dimensions are approximate)

FRONT ENTRANCE : Wood grain effect PVCu double glazed door to:

PORCH 7' 4" x 5' 0" (2.23m x 1.52m): Hardwood framed sealed unit double glazed panels to front and side aspects. Quarry tiled floor. 13 Amp power points. PVCu double glazed door to:

HALL 14' 6" x 7' 0" (4.42m x 2.13m): Single panel central heating radiator. 13 Amp power points. Stairs to first floor. Deep understairs store cupboard.

LOUNGE 12' 9" x 12' 5" (3.88m x 3.78m) into bay: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Large squared off opening to:

DINING ROOM 12' 1" x 10' 10" (3.68m x 3.30m): Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Aluminium framed sealed unit double glazed sliding door to rear garden.

UTILITY AREA 8' 7" x 6' 4" (2.61m x 1.93m): Space and plumbing for washing machine.

DINING KITCHEN 16' 2" x 9' 0" (4.92m x 2.74m): Hardwood framed sealed unit double glazed window to rear aspect. Range of modern cream fronted eye level and base units with granite effect preparation surfaces over, with stainless steel single drainer sink unit inset. Built in 4 ring electric hob with oven below and extractor hood over. Integrated dishwasher. Single panel central heating radiator. 13 Amp power points. Door to:

REAR PORCH : Quarry tiled floor. Door to outside rear.

CLOAKROOM : Hardwood framed window to rear aspect. White suite comprising: Low level W.C. and wash hand basin. Quarry tiled floor.

First Floor :

GALLERIED LANDING : Access to roof space. 13 Amp power points. Airing cupboard with Ideal gas combi boiler.



BEDROOM 1 FRONT 13' 1" x 12' 9" (3.98m x 3.88m) to bay: PVCu double glazed bay window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobe.

BEDROOM 2 REAR 12' 1" x 10' 10" (3.68m x 3.30m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 0" x 8' 6" (2.74m x 2.59m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 10" x 6' 4" (2.08m x 1.93m): PVCu double glazed window to front aspect. White suite comprising: Low level W.C., wall hung wash hand basin and panelled bath with mains fed shower over. Fully tiled walls. Chrome centrally heated towel radiator.

Outside :

FRONT : Wide entrance to driveway with parking for numerous vehicles, and potential to create further space.

REAR : Large rear garden with patio area beyond which are extensive gardens mainly laid to lawn bound with high fences and mature boundary hedgerow. Two timber garden sheds. Cold water tap. Gated access to the front.

GARAGE 25' 0" x 9' 2" (7.61m x 2.79m) internal measurements: Up and over door. Power and light.

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: E

DIRECTIONS: SATNAV CW12 4LP

