

All contents, positioning & measurements are approximate and for display purposes only



### Energy performance certificate (EPC)

24 LARCH PLACE, SOMERFORD, CW12 4ZP	Energy rating: <b>B</b>	Valid until: 9 May 2031
		Certificate number: 0838-9235-3000-0066-6292

Property type	Mid-terrace house
Total floor area	77 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 B. It has the potential to be A.

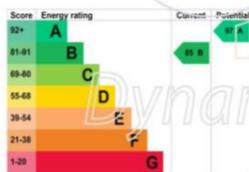
[See how to improve this property's energy efficiency.](#)

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

24 Larch Place,  
Somerford, Congleton,  
Cheshire CW12 4ZP

Selling Price: £210,000

- MODERN THREE-BEDROOM MEWS HOME IN EXCELLENT CONDITION
- SPACIOUS LOUNGE & CONTEMPORARY FITTED KITCHEN/DINER
- MASTER BEDROOM WITH EN SUITE PLUS TWO FURTHER BEDROOMS
- MODERN FAMILY BATHROOM & GROUND FLOOR CLOAKROOM
- SUNNY, LOW-MAINTENANCE REAR GARDEN
- DRIVEWAY PARKING FOR TWO VEHICLES
- CONVENIENT WEST HEATH LOCATION CLOSE TO SCHOOLS & AMENITIES
- INCLUDES 30% DISCOUNT UNDER THE CHESHIRE EAST DISCOUNTED FOR SALE SCHEME

Applications must be submitted to Cheshire East Council before a viewing can be arranged. Please email:

[LowCostHomeOwnership@cheshireeast.gov.uk](mailto:LowCostHomeOwnership@cheshireeast.gov.uk) to register your interest.

For further information or to arrange a viewing, please contact our sales team.

**\*\*WATCH OUR ONLINE PROPERTY TOUR\*\***

A MODERN THREE-BEDROOM MEWS HOME AVAILABLE AT A 30% DISCOUNT THROUGH THE CHESHIRE EAST DISCOUNTED SALE SCHEME

This recently constructed home has an open-market value of £300,000 but is available to purchase for £210,000 under the Cheshire East Discounted For Sale Scheme. You will own 100% of the property and no rent is payable.

Full eligibility criteria can be found on the Cheshire East Council website: <https://www.cheshireeast.gov.uk/housing/affordable-housing/affordable-housing.aspx#DiscountedForSale>

The property is presented in excellent condition throughout and is ready for immediate occupation. Built to modern standards, it benefits from **gas central heating, double glazing,** and contemporary fixtures and fittings.



### Ground Floor

- Entrance hall
- Cloakroom/W.C.
- Spacious lounge
- Modern fitted kitchen/diner with double doors opening onto the rear patio and garden

### First Floor

- Landing with access to all rooms
- Three bedrooms, including a master bedroom with en suite
- Family bathroom

### Outside

To the front is a tarmac driveway providing parking for two vehicles. The rear garden enjoys a sunny aspect and is fully enclosed, featuring a patio area and grass lawn.

### Location

Situated on the outskirts of Congleton, the property borders open countryside while offering excellent access to local amenities. Nearby schools include **Congleton High School, Blackfirs Primary, and Quinta Primary.** West Heath shopping precinct is close by, and the location



provides swift access to the main route towards the **M6 motorway** (approx. 6 miles) and **Manchester Airport** (approx. 17 miles).

### Important Information

Please note that resale restrictions apply under the Discounted For Sale Scheme. Prospective purchasers should seek legal advice prior to committing to a purchase.

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

**ENTRANCE :** Composite front door to:

**HALL :** Radiator. Door to lounge and W.C. Stairs to first floor. 13 Amp power points.

**CLOAKROOM W.C. :** White suite comprising: Low level W.C. and pedestal wash hand basin with mixer tap. Single panel central heating radiator.

**LOUNGE 16' 3" x 12' 0" (4.95m x 3.65m) :** PVCu double glazed window. BT telephone point (subject to BT approval). Television aerial point. 13 Amp power points. Radiator. Door to kitchen/diner.

**KITCHEN/DINER 15' 0" x 10' 6" (4.57m x 3.20m) :** PVCu double glazed French doors. PVCu double glazed window. Radiator. 13 Amp power points. Fitted kitchen in light grey with marble effect laminate surfaces. Inset single drainer stainless steel sink with mixer tap. Zanussi electric hob with oven below and extractor above. Zanussi dishwasher. Space and plumbing for washing machine and space for fridge/freezer. Cupboard housing ideal combination gas boiler. Door to understairs cupboard.

**First Floor :**

**LANDING :** Access to roof space. Single panel central heating radiator. 13 Amp power points. Door to linen cupboard. Doors to all principal rooms.



**BEDROOM 1 FRONT 13' 9" x 8' 5" (4.19m x 2.56m) :** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Door to:

**EN SUITE :** Partly tiled. White suite comprising: low flush w.c., pedestal wash hand basin with mixer tap and shower enclosure with shower and glass Bi-folding door. Electric shaving point. Extractor fan. Radiator.

**BEDROOM 2 REAR 10' 2" x 8' 6" (3.10m x 2.59m) :** PVCu double glazed window to front aspect. 13 Amp power points. Radiator.

**BEDROOM 3 FRONT 8' 9" x 6' 4" (2.66m x 1.93m) :** PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

**BATHROOM :** Opaque PVCu double glazed window. White suite comprising: Low Level W.C., pedestal wash hand basin and panelled bath. Radiator. Partly tiled walls. Extractor fan.

**Outside :**

**FRONT :** Lawn garden with tarmac double length driveway providing parking for two cars.

**REAR :** Fully enclosed with a sunny aspect, laid to grass with path leading down to rear gate.

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

**ESTATE MANAGEMNT FEE:** £126 per annum to the estate management company, paid every January.

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

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

**TAX BAND:** C

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 4ZP

