



Energy performance certificate (EPC)

4 Fairmill Grove CONGLETON CW12 2GY	Energy rating B	Valid until: 11 January 2032 Certificate number: 8800-3526-9032-6496-0923
Property type	Detached bungalow	
Total floor area	90 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.](#)

Score	Energy rating	Current	Potential
91+	A		84
81-90	B	65	
71-80	C		
61-70	D		
51-60	E		
41-50	F		
31-40	G		

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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Timothy a brown

www.timothyabrown.co.uk

4 Fairmill Grove
Congleton, Cheshire CW12 2GY

Offers in the Region Of £375,000

- LUXURIOUS 3 BEDROOM DETACHED BUNGALOW
- MODERN DINING KITCHEN, BATHROOM & ENSUITE
- OVER 960 SQFT PLUS ATTACHED GARAGE
- GENEROUS DRIVEWAY FOR NUMEROUS VEHICLES
- PRIVATE LANDSCAPED WRAP AROUND GARDENS
- EXTREMELY ENERGY EFFICIENT
- LOCATED ON THE FRINGE OF THE TOWN
- CLOSE TO AMENITIES & BUS ROUTES

FOR SALE BY PRIVATE TREATY (Subject to contract)

LUXURIOUS AND HIGHLY SPECIFIED MODERN THREE BEDROOM DETACHED BUNGALOW FORMING PART OF AN EXCLUSIVE NEWLY CREATED CUL DE SACFREEHOLD PROPERTY***OVER 960 SQFT PLUS ATTACHED GARAGE***GENEROUS DRIVEWAY FOR NUMEROUS VEHICLES***PRIVATE LANDSCAPED WRAP AROUND GARDENS***ONLY 14 HOMES IN TOTAL***

EXTREMELY ENERGY EFFICIENTMODERN GAS FIRED CENTRAL HEATING***HIGH SECURITY WINDOWS AND DOORS***MODERN DINING KITCHEN, BATHROOM AND EN SUITE*** LOCATED ON THE FRINGE OF THE TOWN***CLOSE TO AMENITIES AND BUS ROUTES***EXPERTLY BUILT AND BEAUTIFULLY FINISHED***

Wide reception hall. Sitting room. Stunning modern fitted dining kitchen. Master bedroom with en suite shower room. Large double sized second bedroom. Large single third bedroom. Luxurious bathroom with a crisp white suite. Private block paved driveway. Attached single garage with electric door. Enclosed wrap around landscaped gardens with lawns and Indian stone terrace seating areas. Residue of 10 YEAR NHBC warranty.

A modern development of only 14 individually designed homes, built by a private developer, Fairmill Grove is a pleasant and highly regarded location in one of Congleton's most desirable locations.

Situated in the highly regarded Lower Heath area, with its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'. Within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food,



with the town centre within easy reach and such is its position to the north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes.

On the edge of the scenic Cheshire Peak and conveniently served by fast motorway, high-speed rail and international air links, Lower Heath is an ideal location for your family, home and business.

Lower Heath is a well-established and sought after location, with beautiful Cheshire countryside on its doorstep just off the sought after Giantswood Lane, with the pretty rural village of Hulme Walfield close by. Westlow Mere is a stone's throw from the property, and a pleasant country stroll could easily become part of your daily routine.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene.

Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.



Lower Heath has outstanding transport and communications links : Immediate access to A34 and the recently completed Congleton Link Road, provides convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Composite panelled door to:

HALL 22' 6" x 3' 9" (6.85m x 1.14m) : 13 Amp power points. Grey marble effect Karndean floor.

LOUNGE 13' 4" x 13' 0" (4.06m x 3.96m) : Dual aspect PVCu double glazed windows. 13 Amp power points. TV point.

OPEN PLAN DINING KITCHEN 17' 7" x 13' 0" (5.36m x 3.96m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of grey oak effect eve level and base units having matching preparation surfaces over, with composite black 1.5 stainless steel single drainer sink unit inset with chefs mixer tap. Built in Bosch 4 ring induction hob with integrated extractor hood over and glass splashback. Built in Bosch double electric oven and grill. Integrated fridge/freezer and dishwasher. The preparation surface continues to create a breakfast bar with seating for 4. 13 Amp power points. Grey marble effect Karndean floor. PVCu double glazed French doors to rear garden.

UTILITY 6' 10" x 5' 8" (2.08m x 1.73m) : Grey oak effect eye level and base units with granite effect preparation surfaces, with space and plumbing for washing machine below. 13 Amp power points. Grey marble effect Karndean floor. Door to integral garage.

BEDROOM 1 FRONT 10' 0" x 10' 0" (3.05m x 3.05m) plus door recess : PVCu double glazed window to front aspect. 13 Amp power points. Grey marble effect Karndean floor.

ENSUITE : Modern white suite comprising: low level W.C. with concealed cistern, composite vanity wash hand basin with chrome mixer tap and corner shower cubicle with thermostatically controlled mains fed shower with glass sliding doors. Grey marble effect Karndean floor.



BEDROOM 2 FRONT 13' 5" x 11' 5" (4.09m x 3.48m) : PVCu double glazed window to front aspect. 13 Amp power points. Grey marble effect Karndean floor.

BEDROOM 3 SIDE 13' 3" x 6' 9" (4.04m x 2.06m) : PVCu double glazed window to side aspect. 13 Amp power points. TV point. Grey marble effect Karndean floor.

BATHROOM 7' 3" x 6' 10" (2.21m x 2.08m) : Modern white suite comprising: Low level W.C. with concealed cistern, composite wall hung wash hand basin with cupboard below, panelled bath with chrome mixer tap and corner shower cubicle housing a mains fed shower with glass sliding doors. Grey marble effect Karndean floor.

Outside :

FRONT : New block paving to the front providing off road parking for at least 3 vehicles.

SIDE : Double gates to a side space where there is further parking available. The side is mainly laid to lawn with fence boundaries.

REAR : The rear garden comes with fashionable slat fencing, Indian stone paving, raised patio, artificial lawn and attractive borders, offering a degree of privacy with it's South West rear aspect enjoying the sun all day.

INTEGRAL GARAGE 18' 6" x 9' 0" (5.63m x 2.74m) internal measurements : Electrically operated roller shutter door. Power and light. Wall mounted Ideal Logic gas combi boiler.

TENURE : Freehold (subject to solicitor's verification). £450 per annum service charge to Residents Association Management company.

SERVICES : Mains water, electricity and gas. Private water treatment plant.

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 2GY

