



**Energy Performance Certificate**

5 Brownlow Heath, Brownlow Heath Lane, Brownlow, CONGLETON, CW12 4TH

Dwelling type: Detached house  
Date of assessment: 27 April 2014  
Date of certificate: 27 April 2014

Reference number: 88014162722041273463  
Type of assessment: NBSIP - existing dwelling  
Total floor area: 93 m<sup>2</sup>

Use this document for:  
• Compare current ratings of properties to see which properties are more energy efficient  
• Find out how you can save energy and money by making improvement measures

Estimated energy costs of dwelling for 3 years: £4,932  
Over 3 years you could save: £2,619

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 916 over 3 years	£ 106 over 3 years	£ 810 over 3 years
Heating	£ 3,528 over 3 years	£ 1,800 over 3 years	£ 1,728 over 3 years
Hot Water	£ 1,288 over 3 years	£ 354 over 3 years	£ 934 over 3 years
<b>Totals</b>	<b>£ 4,832</b>	<b>£ 2,260</b>	<b>£ 2,572</b>

These figures show how much the average household would spend in this property for heating, lighting and hot water. The possible energy use for running appliances like TVs, computers and lockers, and any electricity generated by micro-generation.

**Energy Efficiency Rating**

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band 'D' (rating 60).

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 275 mm	£100 - £300	£ 105	Yes
2 Cavity wall insulation	£300 - £1,500	£ 675	Yes
3 Floor insulation	£800 - £1,200	£ 205	Yes

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other advice you could take today to save money, visit [www.elfa.gov.uk/homeenergy](http://www.elfa.gov.uk/homeenergy) or call 0800 512 1284 (landline) or 0800 512 1284 (mobile). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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**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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**5 Brownlow Heath Lane**  
Brownlow, Congleton, Cheshire CW12 4TH

**Selling Price: £260,000**

- NO ONWARD CHAIN
- TASTEFULLY UPDATED 3 DOUBLE BEDROOM SEMI DETACHED PROPERTY
- OPEN COUNTRYSIDE VIEWS TO FRONT & REAR
- DOUBLE WIDTH DRIVEWAY & GARDEN TO FRONT
- EXPANSIVE REAR TERRACE & ENCLOSED GARDENS BEYOND
- RURAL HAMLET OF BROWNLOW

**\*\*NO ONWARD CHAIN\*\***

**\*\*WATCH OUR PROFESSIONAL ONLINE VIDEO TOUR\*\***

**\*OPEN COUNTRYSIDE VIEWS TO FRONT AND REAR\*  
\*PRIVATE DRIVEWAY PARKING\*  
\*PLEASANT SIZED FAMILY SIZED GARDEN\*  
\*TASTEFULLY UPDATED "READY TO MOVE IN" INTERIOR\*  
\*NEWLY DECORATED AND NEWLY CARPETED\*  
\*THREE BEDROOMS\*  
\*RURAL HAMLET OF BROWNLOW\*  
\*CLOSE TO CONGLETON\***

This 3 bedroom semi detached home is a real cracker, having been tastefully refurbished, it's a home to be proud of and will suit all manner of buyers, from families, downsizers to professionals. If you want the peace of the countryside and convenience of amenities close by, then this is just the ticket. A short drive from Congleton and with the A34 on its doorstep means there's quick access to the South, Stoke, Newcastle Under Lyme etc. It's pleasantly positioned in the rural Cheshire hamlet of Brownlow, a lovely locality. Explore Cheshire's wonderful countryside with pleasant walks immediately on the doorstep, which could easily become part of your daily routine, and as importantly an easy stroll takes you the fine local hostellers of The Brownlow, The Bluebell and the decadent Pecks Restaurant.

The property is offered with a newly created double width tarmac driveway, deep garden frontage, an expansive rear terrace with enclosed gardens beyond. The property itself has undergone a significant programme of works and is now ready for the soon to be, fortunate new owner. The entrance hall with stairs off, opens into the spacious lounge with attractive multi fuel stove. There is a useful separate dining room with cloakroom and boiler room off. The extended kitchen is a decent size with plenty of potential with a small utility off.

To the first floor are three well proportioned double bedrooms, each enjoying a lovely countryside vista, to both front and rear and then there is a rather special refitted bathroom suite.

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

**ENTRANCE** : Composite panelled door with double glazed centre panels.

**HALL** : Double panel central heating radiator. Stairs to first floor. Original stripped door to lounge.

**LOUNGE** 14' 5" x 13' 5" (4.39m x 4.09m): PVCu double glazed window to front aspect. Exposed pine beams to ceiling. Double panel central heating radiator. Television aerial point. 13 Amp power points. Exposed brick Inglenook with oak mantel over having cast iron multi fuel stove set on slate hearth.

**DINING ROOM** 14' 5" x 9' 5" (4.39m x 2.87m): Double panel central heating radiator. 13 Amp power points. Slate effect Karndean floor. PVCu double glazed French doors to rear garden.

**CLOAKROOM** : Two PVCu double glazed opaque windows. Low flush w.c. and wash hand basin. Grant oil fired central heating boiler.

**KITCHEN** 13' 10" x 7' 6" (4.21m x 2.28m): PVCu double glazed window to side aspect. Custom painted oak fronted base and eye level units with tiles to splashbacks, having laminated roll edge surfaces. Inset one and a half bowl single drainer stainless steel sink with mixer tap. Double panel central heating radiator. Space for fridge and separate freezer. Space for electric cooker. 13 Amp power points. Side door to outside.

**UTILITY** 7' 6" x 3' 6" (2.28m x 1.07m): Space and plumbing for washing machine. 13 Amp power points. Tiled floor. Partly tiled walls. Door to outside rear.

**First Floor :**

**LANDING** : PVCu double glazed window to side aspect. Access to roof space. Stripped pine doors to all rooms. Large overstairs cupboard.

**BEDROOM 1 REAR** 13' 0" x 9' 7" (3.96m x 2.92m): PVCu double glazed window to rear aspect with far reaching farmland views. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 2 FRONT** 10' 8" x 9' 9" (3.25m x 2.97m): PVCu double glazed window to front aspect with far reaching farmland views. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR** 9' 4" x 7' 8" (2.84m x 2.34m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

**BATHROOM** 6' 4" x 6' 0" (1.93m x 1.83m): PVCu double glazed opaque window to front aspect. Low voltage downlighters inset. White suite comprising: low level w.c. with concealed cistern, ceramic wash hand basin with vanity cupboards below and shaped bath with mains fed shower over, shower attachment and glass screen. Black granite effect shower boarding. Bevel edged tiles to half height. Tiled floor.

**Outside :**

**FRONT** : Wide entrance to tarmac laid double width driveway for two vehicles. Paved pathway to front door. Lawned gardens with mature boundary hedgerow.

**REAR** : Adjacent to the rear of the property is an extensive paved courtyard beyond which are gardens laid to lawn with space for two garden sheds and greenhouse. All encompassed with timber lapped fencing.

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

**SERVICES** : Heating via oil fired boiler. Water and electricity are connected (although not tested). Drainage via a septic tank that is owned and maintained by United Utilities.

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

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: D

**DIRECTIONS**: Proceed out of Congleton (A34 Newcastle Road), after passing Astbury Garden Centre on your right, take the next right signposted Brownlow onto Childs Lane. Take the second left onto Brownlow Heath Lane where number 5 will be found on the left hand side clearly identified by our For Sale board.

