



BRITISH
PROPERTY
AWARDS

2018 & 2019

★★★★★

GOLD WINNER

ESTATE AGENT
IN CONGLETON

Timothy a
brown



8/23/2021

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

12, Blackshaw Close CONGLETON CW12 3TB	Energy rating D	Valid until: 4 September 2026
		Certificate number: 0858-6038-7271-1536-4910

Property type
Detached bungalow

Total floor area
77 square metres

Rules on letting this property

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

If the property is rated F or G, 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>).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

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

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0858-6038-7271-1536-4910>

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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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Timothy a
brown

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12 Blackshaw Close

Congleton, Cheshire CW12 3TB

Selling Price: Offers in Excess of
£325,000

- MODERN TRUE TWO BEDROOM DETACHED BUNGALOW
- UPDATED THROUGHOUT
- UTILITY EXTENSION BUILT ONTO GARAGE
- OFF ROAD PARKING
- GARAGE
- ENCLOSED REAR GARDEN
- SOUGHT AFTER LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

An immaculately presented and updated two bedroom true detached bungalow which has had a utility extension built onto the garage.

Situated on the highly regarded Henshall Hall development built by reputable Seddon Construction.

The property has undergone several updates over the last few years to include new windows, soffits, guttering, external and internal doors, improved loft access and part boarded, new consumer unit, partial re-wire, extensive re-plastering, new boiler and central heating system to include radiators and mains pressure cylinder, and finally a new kitchen and bathroom.

The development is located in the Mossley area of Congleton, being within a short level walking distance of the railway station, shops, public houses and takeaways, as well as open countryside and Congleton Golf Club.

The property is PVCu double glazed having gas fired central heating and comprises: hall, L-shaped lounge/diner, kitchen, shower room, two double bedrooms, utility room and garage.

The grounds are nicely proportioned being open plan to the front with long tarmacadam driveway and to the rear the garden is enclosed having patio area, lawn and timber shed.



The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Canopy porch over front door extending the width of the garage. Composite front door to:

HALL : Coving to ceiling. Bell chimes. Double panel central heating radiator with thermostat. Door to cloaks cupboard. Doors to all rooms including garage.

L SHAPED LOUNGE/DINER :

LOUNGE AREA 15' 5" x 11' 0" (4.70m x 3.35m): PVCu double glazed bow window. Coving to ceiling. Feature fireplace with inset fire. 13 Amp power points. Television aerial point. Sky point. Double panel central heating radiator with thermostat.

DINING AREA 9' 9" x 9' 0" (2.97m x 2.74m): PVCu double glazed window. Double panel central heating radiator with thermostat. 13 Amp power points.

KITCHEN 10' 3" x 9' 2" (3.12m x 2.79m): PVCu double glazed window. Modern quality refitted matching base and eye level units with quartz surfaces. Stainless steel one and a half bowl sink unit. 13 Amp power points. Incorporating fully fitted Siemens appliances, induction hob, single oven, microwave, dishwasher, fridge and freezer.

BEDROOM 1 REAR 13' 6" x 11' 0" (4.11m x 3.35m): PVCu double glazed window to rear aspect. Double panel central heating radiator with thermostat. 13 Amp power points.

BEDROOM 2 REAR 13' 7" x 9' 2" (4.14m x 2.79m): PVCu double glazed window to rear aspect. Double panel central heating radiator with thermostat. 13 Amp power points. BT telephone point (subject to BT approval).

SHOWER ROOM : Two PVCu double glazed opaque windows. Quality white suite comprising: W.C. set in unit, wash hand basin set in vanity unit and large walk-in shower enclosure. Upright radiator.

FRONT : Open plan landscaped to patio with mixed stone and shrub border. Long tarmacadam driveway terminating at the garage.

GARAGE 17' 0" x 9' 0" (5.18m x 2.74m) internal measurements: Electric vehicular access door. Vaillant wall mounted gas central heating boiler with Megaflo pressurised cylinder. Meter. Garden tap. 13 Amp power points. Access to roof space via a pull down ladder with boarded storage space. PVCu double glazed door to outside rear. Door to:

UTILITY 9' 0" x 8' 0" (2.74m x 2.44m): Double glazed windows to front and rear aspect. Single drainer stainless steel sink unit. Space for tumble dryer. Space and plumbing for washing machine. 13 Amp power points. Double panel central heating radiator with thermostat.

REAR : Enclosed by brick wall and timber fence panels with patio and path leading to the timber shed. Mainly laid to lawn with well stocked borders. Rear garden gate.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: From our office proceed down West Street turning right into Antrobus Street, left into Mill Street and at the roundabout turn right and proceed down Mountbatten dual carriageway through the traffic lights. At the roundabout turn right, continue through the traffic lights and proceed straight up Park Lane and continue past the Railway Station, taking the third left into Henshall Hall, then the first right into Brierley Road. Proceed round the cul-de-sac and take the first left into Blackshaw Close, following the road to the left. Proceed along

and then bear left and then right where number 12 will be found on the right hand side clearly identified by our For Sale board.

