



Energy Performance Certificate HM Government

20, Longdown Road, CONGLETON, CW12 4QJ

Dwelling type: Detached bungalow
Date of assessment: 28 June 2017
Date of certificate: 28 June 2017

Reference number: 2488-5075-7286-2263-2950
Type of assessment: RDSAP existing dwelling
Total floor area: 82 m²

Use this document to:

- Compare current energy ratings to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Category	Current costs	Potential costs	Potential future savings
Lighting	£ 312 over 3 years	£ 165 over 3 years	You could save £ 1,281 over 3 years
Heating	£ 2,280 over 3 years	£ 1,620 over 3 years	
Hot Water	£ 689 over 3 years	£ 225 over 3 years	
Totals	£ 3,281	£ 2,010	

Estimated energy costs of dwelling for 3 years: £ 3,281
Over 3 years you could save: £ 1,281

Estimated energy costs of this home

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

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).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation (solid floor)	£4,000 - £8,000	£ 396	Yes
2 Low energy lighting for all fixed outlets	£40	£ 117	Yes
3 Hot water cylinder thermostat	£200 - £400	£ 198	Yes

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

For more information about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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Please note this floor plan is a guide only. Measurements, contents and positioning are approximate. No responsibility is accepted for any mistake or inaccuracy contained within the floor plan.
Plan produced using PlanUp.

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 Fax: 01260 299280

Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

20 Longdown Road
Congleton, Cheshire CW12 4QJ

Selling Price: £325,000

- NO CHAIN
- DETACHED BUNGALOW WITH 3 DOUBLE BEDROOMS
- DINING KITCHEN, LOUNGE, MODERN SHOWER ROOM
- EXTENSIVE REAR GARDEN APPROXIMATELY 120 FT
- ATTACHED GARAGE & EXTENSIVE DRIVEWAY
- WEST HEATH AREA

NO CHAIN

THIS IS ANYTHING BUT CONVENTIONAL. AN INDIVIDUAL 1970'S DETACHED BUNGALOW OFFERED WITH NOTHING SHORT OF A FOOTBALL PITCH SIZED REAR GARDEN EXTENDING TO APPROXIMATELY 120 FEETIT'S MASSIVE!!!

Central hall. Three double bedrooms. Modern shower room. Dining kitchen. Lounge. Full PVCu double glazing and gas central heating. Attached garage. Extensive driveway providing parking for numerous vehicles, plus space for the storage of a boat, trailer or caravan. Huge expansive level lawned gardens.

Situated in the popular residential West Heath area, with commendable schools literally within a few minutes walk, as is the West Heath Shopping Centre which is only a short level walk away, offering an array of retail and food outlets, pharmacy and public house. Virtually immediate access on to the main arterial route to the M6 motorway, which lies 6 miles to the west, and Manchester Airport is approximately 17 miles north and again easily accessed by road.



The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed front door to:

PORCH : Quarry tiled floor. PVCu double glazed opaque window to side aspect. Timber panelled and glazed entrance door to:

L SHAPED HALL 14' 0" x 7' 8" (4.26m x 2.34m): Coving to ceiling. Single panel central heating radiator. BT telephone point (subject to BT approval). Airing cupboard housing hot water cylinder. Access to roof space. Doors to all rooms.

LOUNGE 16' 1" x 12' 8" (4.90m x 3.86m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Radiant coal effect electric fire set on oak effect fire surround. Large PVCu double glazed sliding patio door overlooking the extensive rear gardens.

DINING ROOM/BEDROOM 3 9' 5" x 8' 8" (2.87m x 2.64m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BREAKFAST KITCHEN 12' 1" x 10' 7" (3.68m x 3.22m): PVCu double glazed window to rear aspect. Coving to ceiling. Range of solid light oak fronted eye level and base units having marble effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring gas hob with integrated extractor hood over. Built in double electric oven and grill. Space and plumbing for washing machine. Space for fridge/freezer. Tiled to splashbacks. Single panel central heating radiator. 13 Amp power points. PVCu double glazed door to side.

BEDROOM 1 FRONT 14' 0" x 11' 5" (4.26m x 3.48m): PVCu double glazed window to front aspect. High level window



to side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

BEDROOM 2 FRONT 12' 8" x 8' 11" (3.86m x 2.72m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 8' 0" x 6' 1" (2.44m x 1.85m): PVCu double glazed window to side aspect. Coving to ceiling. Modern white suite comprising: low level w.c., ceramic wash hand basin set in vanity unit with double cupboard below. Corner shower cubicle housing a mains fed shower with glass screen sliding doors. White glazed tiles to half height and splashbacks. Chrome centrally heated towel radiator. Ceramic floor tiles.

Outside :

FRONT : Set back from the road behind deep lawns and flower borders, with an extensive level, concrete block paved driveway providing parking for numerous vehicles, with an additional area to the side of the garage for storage of a caravan, boat, trailer etc.

SINGLE BRICK BUILT GARAGE 17' 7" x 8' 11" (5.36m x 2.72m) Internal Measurements: Up and over door. Power and light. PVCu double glazed window to rear aspect. Wall mounted Glow-worm central heating boiler. Personal door.

REAR : Adjacent to the rear of the property is a wide paved terrace which overlooks the extensive south facing gardens which extend to approximately 120 ft in length, being mainly laid to level lawns, all encompassed with mature boundary hedgerow.

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



TENURE : Freehold (subject to solicitors' verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: From our offices proceed along West Street and continue across the roundabout onto West Road. On reaching the next roundabout (Tesco Express) take the third exit onto Holmes Chapel Road and proceed for approximately a quarter of a mile and turn right into Blackfirs Lane and then immediately right again onto Longdown Road. Proceed down the road and the property will be found on the right hand side.

