



# PRIORITY

PROPERTY SERVICES



**4 Bedrooms. Detached Family Home Boasting Exceptionally Large Rear Garden. Two Reception Rms. G/F W.C., En-Suite & Family Bathroom. New Carpets. Tandem Garage. Easy Walking To Local Canal Tow Path & Congleton Railway. No Chain**



32 Truro Close Congleton CW12 3BD

£259,950

**ENTRANCE PORCH**

uPVC double glazed windows to both the side and front elevations allowing views of the pleasant cul-de-sac. Inset ceiling lights. Part glazed door allowing access to the sitting room.

**SITTING ROOM** 16' 6" x 12' 4" maximum into the stairs (5.03m x 3.76m)

Panel radiator. Wall mounted electric fire. Low level power points. Wall light point. Ceiling light points. Inset ceiling lights. Open stairs allowing access to the first floor. Door allowing access into the lounge. uPVC double glazed window towards the front elevation allowing pleasant views of the cul-de-sac.

**LOUNGE** 14' 2" x 12' 8" (4.31m x 3.86m)

Chimney breast. Panel radiator. Low level power points. Under stairs storage cupboard. Ceiling light point. Door allowing access to the kitchen. Further door allowing access to the lean-to conservatory. uPVC double glazed window towards the front elevation allowing views of the cul-de-sac.

**LEAN-TOO CONSERVATORY**

Sloped roof construction. Power points. Wall light points. Double glazed windows to front, side and rear elevations allowing excellent views over the larger than average plot.

**KITCHEN** 15' 10" x 8' 6" (4.82m x 2.59m)

Range of modern fitted eye and base level units, base units having high gloss work surfaces above. Stainless steel one and half bowl sink unit with drainer and mixer tap. Good selection of drawer and cupboard space. Slide-in (Bush) electric cooker. (Hygena) fan above. Panel radiator. Two (Bush) free-standing fridge/freezers included in the sale. Plumbing and space for dishwasher. Ceiling light points. Wall mounted (Ideal Logic) gas combination central heating boiler. Built in larder cupboard with shelving. Two uPVC double glazed windows to the rear elevation allowing pleasant views of the large rear garden. Door allowing access to the utility room.

**CENTRAL HEATING BOILER WARRANTY**

Wall mounted (Ideal Logic) gas combination central heating boiler. Fitted in July 2019. Current vendors have paid extra for a transferable 10 year warranty subject to the boiler having a routine annual service record.

**UTILITY ROOM** 8' 6" x 6' 10" (2.59m x 2.08m)

Range of fitted eye and base level units, base units with work surface above. Modern fitted stainless steel effect sink unit with drainer and mixer tap. Small breakfast bar area. Plumbing and space for washing machine. Ceiling light point. Vinyl floor. uPVC double glazed window and door allowing views and access to the rear garden.

**GROUND FLOOR - CLOAKROOM/W.C.**

Low level w.c. Ceiling light point. Vinyl flooring.

**FIRST FLOOR - LANDING**

Stairs allowing access to the ground floor. Loft access point. Ceiling light point. Storage area to the top of the landing.

**MASTER BEDROOM** 14' 6" x 8' 6" (4.42m x 2.59m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window allowing pleasant views of the cul-de-sac.

**BEDROOM TWO** 13' 0" x 9' 8" at its widest (3.96m x 2.94m)

Panel radiator. Built in storage cupboard with shelving. Ceiling light point. uPVC double glazed window to the rear allowing pleasant views of the larger than average garden.

**BEDROOM THREE** 9' 8" x 8' 8" (2.94m x 2.64m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front with views over the cul-de-sac.

**BEDROOM FOUR** 7' 0" x 6' 8" (2.13m x 2.03m)

Panel radiator. Low level power points. Ceiling light point. uPVC double glazed window to the front. Useful storage cupboard.

**FAMILY BATHROOM** 6' 10" x 5' 5" (2.08m x 1.65m)

Three piece white suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Panel bath with chrome coloured mixer tap and electric modern shower above with shower screen. Panel radiator. Ceiling light point. uPVC double glazed frosted window to the rear.

**SECOND BATHROOM/ POTENTIAL EN-SUITE (Next To Master Bedroom).** 8' 4" x 5' 0" (2.54m x 1.52m)

Modern suite comprising of a low level w.c. Pedestal wash hand basin with chrome coloured mixer tap. Corner bath with chrome coloured mixer tap and shower attachment. Panel radiator. Ceiling light point. uPVC double glazed frosted window towards the rear.

**EXTERNALLY**

The property is approached via a sweeping tarmac driveway allowing off road parking for approximately 3 vehicles comfortably. Easy vehicle access to the pre-fabricated detached garage. Secure gated access to the rear garden down one side.

**DOUBLE DETACHED TANDEM GARAGE**

Pre-fabricated construction with up-and-over door to the front. Window to the rear. Double lights and power. Small flagged patio off.

**SIDE ELEVATION**

The side has the lean-to conservatory with concrete and flagged patio surrounding. Secure gated access to the front. Easy pedestrian access to the larger than average long 'L' shaped garden to the rear.



**REAR ELEVATION**

The rear is a very large plot and is mainly laid to lawn. Attractive fruit trees. Majority of the boundaries are formed by quality timber fencing. Large block paved patio to the rear of the property with secure access. Outside water tap. Reception lighting. Step up to the lawned garden with hard standing to one corner housing a quality summer house. Garden faces approximately South, so enjoys the majority of the all-day to late evening sun.

**SUMMER HOUSE**

Quality summer house with double opening doors and windows to the front. Power and light.

**PAGODA**

Feature pagoda to one corner of the garden.

**VIEWING**

Is strictly by appointment via the selling agent.

**NO CHAIN!**









**Energy Performance Certificate**

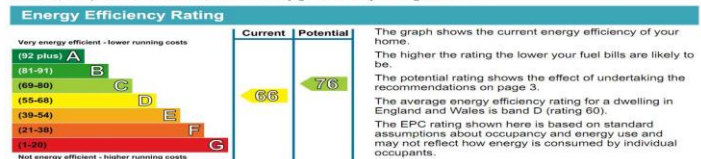
32, Truro Close, CONGLETON, CW12 3BD  
 Dwelling type: Detached house  
 Date of assessment: 27 September 2019  
 Date of certificate: 28 September 2019  
 Reference number: 8881-7921-6760-9603-1922  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 123 m<sup>2</sup>

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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,357</b>
<b>Over 3 years you could save</b>	<b>£ 258</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 288 over 3 years	
Heating	£ 2,775 over 3 years	£ 2,604 over 3 years	
Hot Water	£ 294 over 3 years	£ 207 over 3 years	
<b>Totals</b>	<b>£ 3,357</b>	<b>£ 3,099</b>	

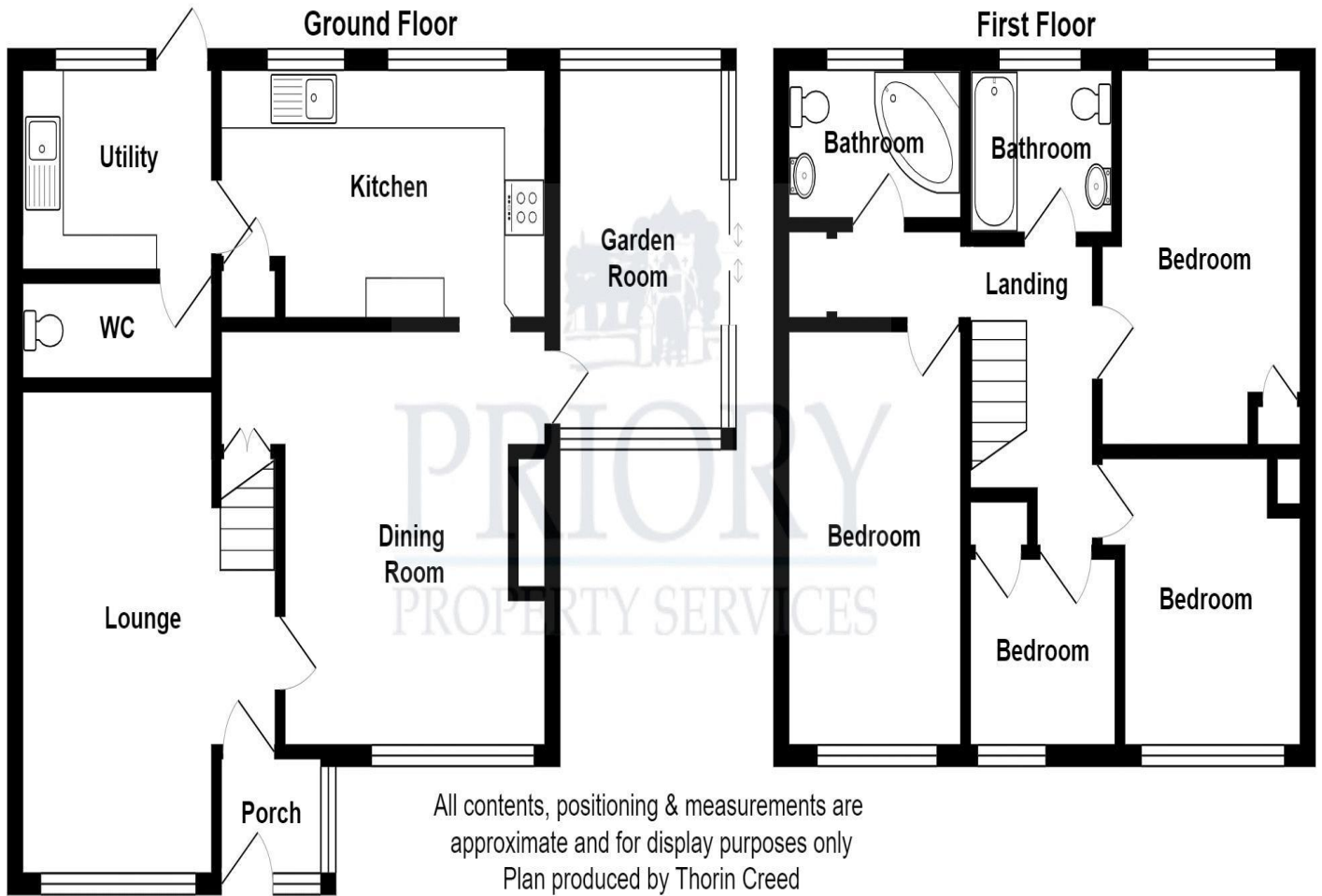
These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.



**Top actions you can take to save money and make your home more efficient**

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 171
2 Solar water heating	£4,000 - £6,000	£ 87
3 Solar photovoltaic panels, 2.5 kWp	£3,500 - £5,500	£ 906

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.



All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

Total Area: 123.0 m<sup>2</sup>