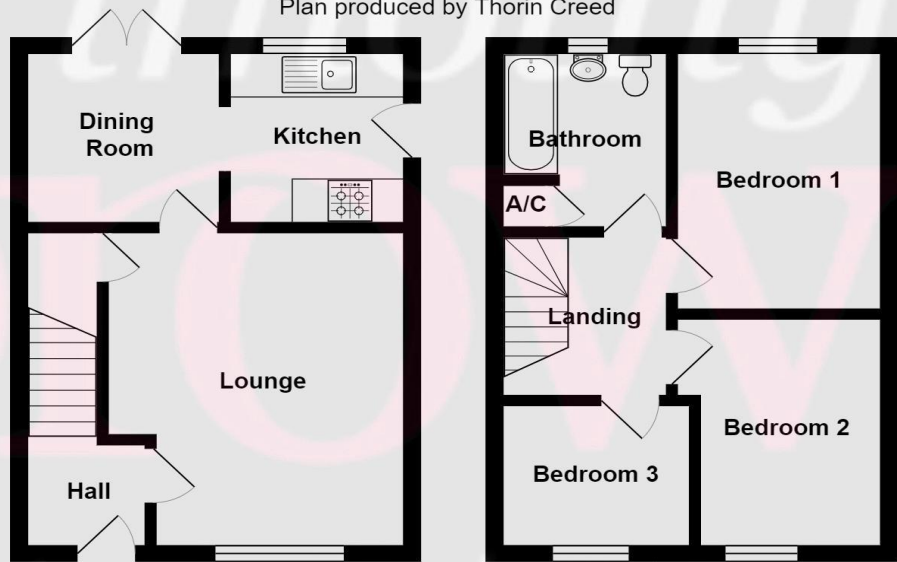


All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Ground Floor

First Floor

Total Area: 68.9 m²

Energy performance certificate (EPC)		
10 Marshall Grove CONGLETON CW12 3ST	Energy rating C	Valid until: 7 January 2034 Certificate number: 1834-5529-5300-0868-3202

Property type	Semi-detached house
Total floor area	69 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 C. It has the potential to be B.

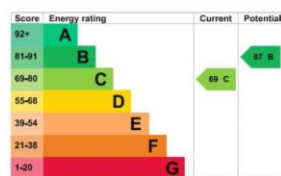
[See how to improve this property's energy efficiency.](#)

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 50



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 Email: contact@timothyabrown.co.uk

10 Marshall Grove
Mossley, Congleton,
Cheshire CW12 3ST

Fixed £205,625

- MODERN 3 BEDROOM SEMI DETACHED
- KITCHEN THROUGH DINING ROOM
- ENCLOSED REAR GARDEN
- DOUBLE WIDTH DRIVEWAY PARKING
- HIGHLY REGARDED MOSSLEY AREA
- 12.5% DISCOUNT SALE SCHEME
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

**** Freehold **** Located in a highly regarded prime Mossley location **** Offered under a discount scheme via Regenda housing **** Own the property out right and pay no rent on the discounted amount **** Just benefit from paying less for a great home in an outstanding location **** Double width driveway parking **** Enclosed rear garden **** Double glazing **** Gas central heating **** A location you will be proud to call home, highly sought after estate with many large detached homes **** Walking distance to a local park neighbouring open countryside **** Close to the Macclesfield Canal and Congleton Train Station **** Parade of shops at Hightown nearby **** Close to the Biddulph Valley Way nature trail ******

Briefly the property comprises: entrance hall; lounge; under stairs store (converted to a work station), dining kitchen; landing; three bedrooms; bathroom; rear garden; double width driveway; double glazing; gas central heating.

The discount scheme is managed by Regenda housing. When a home under the scheme is to be sold, an independent RICS valuation is first obtained. That valuation figure is then discounted by 12.5 percent to form the new discounted purchase price. The subject property was RICS valued at £235,000. The discounted price you pay is £205,625. Purchasers need to apply to buy, please contact us for more information.

The estate is positioned off Reads Lane in the highly popular Mossley area of Congleton - close to a rural area of obvious outstanding natural beauty, with easy to reach gentle walks along the tree lined Biddulph Valley disused railway line and Macclesfield Canal. Mossley C of E Primary School is found close by, as are quite a number of well regarded local hostelrys, such as The Queens Head Hotel, The Railway Inn, The Castle Inn and The Coach and Horses, all of which are child and dog friendly and offer a surprisingly wide range of good quality food.

It's an idyllic rural spot, yet without feeling isolated and is practically close to the bustling town centre of Congleton. For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also practically located for the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible.

The accommodation briefly comprises: (all dimensions are approximate)

FRONT ENTRANCE : High security steel skinned panelled front door with double glazed upper panel.

HALL : Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

LOUNGE 14' 4" x 12' 9" (4.37m x 3.88m): PVCu double glazed window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Living flame pebble effect gas fire set on granite hearth and back with stone resin fire surround. Deep recessed understairs store cupboard converted to make work station.

DINING ROOM 8' 3" x 7' 9" (2.51m x 2.36m): Wall mounted contemporary style space saver radiator. Oak effect floor. PVCu double glazed French doors to rear aspect. Archway to:

KITCHEN 7' 8" x 7' 5" (2.34m x 2.26m): PVCu double double glazed window to rear aspect. Modern shaker style eye level and base units in grey with oak effect roll edge preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring gas hob with integrated extractor canopy over. Built in electric oven/grill below. Space and plumbing for washing machine, and fridge. Wall mounted Glow-worm central heating boiler. 13 Amp power points. Glazed tiled to splashbacks. Oak effect floor. PVCu double glazed door to outside.

First Floor :

GALLERIED LANDING : Turned spindled balustrade. 13 Amp power points. Access to roof area.

BEDROOM 1 REAR 11' 8" x 8' 9" (3.55m x 2.66m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 10' 7" x 7' 9" (3.22m x 2.36m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 8' 2" x 6' 9" (2.49m x 2.06m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 0" x 7' 1" (2.44m x 2.16m): PVCu double glazed opaque window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with glass shower screen and mains fed shower over. Single panel central heating radiator. Shaver point. Extractor fan. Glazed tiles to half height and splashbacks. Airing cupboard with lagged hot water cylinder.

Outside :

FRONT : Tarmacadam double width driveway providing parking for two vehicles.

REAR : Adjacent to the rear of the property is a paved terrace beyond which are lawned gardens with established flower borders and to the bottom of the garden is a raised timber decked seating area. Space for garden shed. Cold water tap. Security light. Gated access to front.

TENURE : Freehold (subject to solicitors' verification).

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3ST

