

Energy Performance Certificate

Lyndale, Holmes Chapel Road, Somerford, CONGLETON, CW12 4SP
 Dwelling type: Detached bungalow Reference number: 0225-2863-7788-9504-4231
 Date of assessment: 07 August 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 07 August 2014 Total floor area: 86 m²

Use this document to:

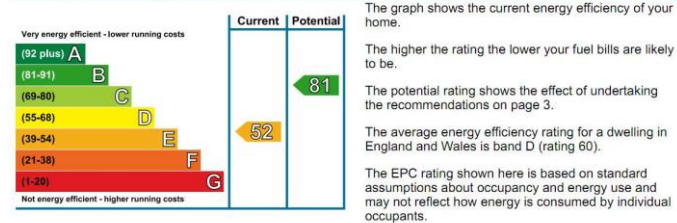
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,948
Over 3 years you could save	£ 1,281

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 159 over 3 years	
Heating	£ 2,847 over 3 years	£ 2,160 over 3 years	
Hot Water	£ 837 over 3 years	£ 348 over 3 years	
Totals	£ 3,948	£ 2,667	

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

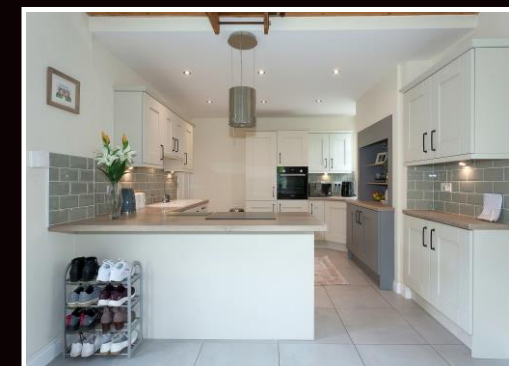


Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor Insulation	£800 - £1,200	£ 384	
2 Low energy lighting for all fixed outlets	£20	£ 84	
3 Hot water cylinder thermostat	£200 - £400	£ 303	

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

To find out more 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.



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



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

Lyndale

Holmes Chapel Road, Somerford, Congleton, Cheshire CW12 4SP

Selling Price: Offers in the Region Of **£480,000**

- TRADITIONAL 1930'S RENOVATED DETACHED BUNGALOW
- UPDATED TO INCLUDE NEW KITCHEN AND BATHROOM
- COMPLETE INTERNAL AND EXTERNAL DECORATION
- TWO DOUBLE BEDROOMS
- EXTENSIVE REAR COURTYARD
- SEMI RURAL SOMERFORD LOCALITY

A TRADITIONAL 1930's RENOVATED TRUE DETACHED BUNGALOW. WELL PROPORTIONED ACCOMMODATION WITH TWO DOUBLE BEDROOMS. UPGRADE INCLUDES A FANTASTIC MODERN KITCHEN AND LUXURIOUS BATHROOM. REMODELLED FRONT AND REAR GARDENS WITH LAWNS AND INDIAN STONE PATHWAYS. EXTENSIVE REAR COURTYARD WITH AMPLE PARKING. ENTRANCE HALL. LOUNGE WITH SOLID FUEL STOVE. TWO DOUBLE BEDROOMS. MODERN BATHROOM WITH SEPARATE SHOWER. MODERN KITCHEN WITH FITTED APPLIANCES. OPEN PLAN KITCHEN/DINER AND SUN ROOM. MEZZANINE ROOM. PVCu double glazing. Oil fired central heating.

Somerford nestles in the heart of the Cheshire countryside, with beautiful scenic walks on its doorstep. Brereton Nature Reserve is close by, a haven for outdoor pursuits and a favoured spot for dog walkers and families. The well reputed Somerford Park Farm is literally across the road, offering equestrian facilities to suit novices through to Olympians.

A short drive away is the village of Holmes Chapel offering an excellent array of everyday needs including a delicatessen, butchers, pubs and restaurants.

For commuters, Holmes Chapel's own railway station is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity

links to London Euston. Manchester International Airport is within easy reach, and also within a 10 minute drive are Junctions 18 and 17 of the M6 motorway.

The towns of Macclesfield and Congleton are within a 20 and 10 minute drive respectively, both offering a more comprehensive range of shopping and leisure facilities. Within the area and closer towns are excellent educational facilities to cater for children of all ages in both the state and private sector.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Brick built arched feature entrance with stone step to front entrance. Composite high security front door.

HALL : Single panel central heating radiator. 13 Amp power points. Quality timber effect floor. Pull down ladder to roof space.

LOUNGE 14' 2" x 13' 5" (4.31m x 4.09m): PVCu double glazed bay window to front aspect. Picture rail. Single panel central heating radiator. Television point. Deep skirting. 'Aga' cast iron solid fuel stove serving as secondary central heating and hot water system set within a recessed fireplace and having a slate hearth. Feature shutters to window.

BEDROOM 1 FRONT 14' 3" x 12' 5" (4.34m x 3.78m): PVCu double glazed bay window to front aspect. Picture rail. Single panel central heating radiator. Deep skirting. 13 Amp power points. Feature cast iron fireplace. Feature shutters to window.

BEDROOM 2 REAR 12' 0" x 10' 10" (3.65m x 3.30m): PVCu double glazed window to rear aspect. Picture rail. Single panel central heating radiator. Deep skirting. 13 Amp power points. Feature cast iron fireplace with glazed hearth.

BATHROOM 6' 0" x 7' 5" (1.83m x 2.26m): PVCu opaque double glazed window to rear aspect. Modern fitted white suite comprising: low level W.C., wash hand basin, panelled bath and corner shower cubicle housing a mains fed shower. Centrally heated towel radiator. Tiled to walls and floor.

OPEN PLAN KITCHEN / DINER / SUN ROOM 27' 5" x 11' 0" (8.35m x 3.35m):

KITCHEN AREA 13' 0" x 11' 4" (3.96m x 3.45m): Timber framed sealed unit double glazed window to side aspect. Range of modern eye level and base units having preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 4-ring induction hob. Built-in electric oven. 13 Amp power points. Tiled floor. Retractable pine ladders to:

MEZZANINE STORE AREA 11' 0" x 10' 2" (3.35m x 3.10m): A bespoke pine ladder on a retractable hoist allows access to the mezzanine area. Exposed beams and purlins. Boarded and plastered out. 13 Amp power points. Power and light. Beech effect floor.

DINING AREA 14' 6" x 11' 0" (4.42m x 3.35m): PVCu double glazed window to rear aspect and side aspect. Exposed cathedral ceiling with exposed beams and trusses. Double panel central heating radiator. 13 Amp power points. Composite high security door to side aspect. Tiled floor. Large opening to:

SUN ROOM 9' 3" x 7' 2" (2.82m x 2.18m): Low voltage downlights inset. Brick built base with timber framed sealed unit double glazed upper panels. Ceramic tiled floor. Timber framed sealed unit double glazed French doors to rear. Tiled floor.

OUTSIDE :

FRONT : Extensive lawns with central Indian stone pathway leading to the front door.

REAR : Paved patio with feature brick wall. Lawned area. Side store area. Gated access to front and to dedicated parking area for two cars which is directly behind the bungalow to the side of No.2.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : Mains electricity, water and drainage are connected. Oil fired central heating with external boiler and tank approximately 2 years old.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV: CW12 4SP

