



Ground Floor



First Floor

Energy performance certificate (EPC)

70, Lomas Way CONGLETON CW12 2FZ	Energy rating B	Valid until: 17 March 2029 Certificate number: 9288-0061-7367-6931-4920
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Property type: Detached house
Total floor area: 108 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-standards-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance>).

Energy rating and score


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

[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 60



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

70 Lomas Way
Congleton, Cheshire CW12 2FZ

Selling Price: £395,000

- MODERN FOUR BED DETACHED FAMILY HOME
- IMPRESSIVE CONTEMPORARY LIVING DINING KITCHEN
- SEPARATE LOUNGE WITH FEATURE BAY WINDOW
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- DETACHED GARAGE CONVERTED TO GYM
- DRIVEWAY WITH PARKING FOR UP TO 2 CARS
- ENCLOSED LANDSCAPED GARDENS
- SOLAR PANEL ENERGY – EXTREMELY EFFICIENT HOME
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO UPWARD CHAINWATCH OUR INTERACTIVE 360 VIRTUAL TOUR***

Modern four bed detached family homeLovely order throughout**Secure discreet tandem driveway with parking for up to 2 cars* *Detached brick garage – BRILLIANTLY CONVERTED AND CURRENTLY USED AS A GYM/WORK FROM HOME OFFICE*

SOLAR PANELS INSTALLED MAKING THIS A VERY EFFICIENT HOME

Enclosed landscaped gardens *Edge of town location*
*Convenient access to main arterial routes to Manchester and Macclesfield**

Cool, calm and sophisticated, this four bedroom detached home is enveloped in light and comfort. Located at Alderley Gate, Congleton this really could be the perfect new home and lifestyle you have been looking for. Set within a stone's throw of the beautiful Cheshire countryside and a short drive to the spectacular scenery of the Peak District National Park. Congleton itself is a quaint little town full of bustling little shops that fill the high street. You will find all your everyday amenities here including hairdressers, banks and an array of eateries to choose from.

The impressive living/dining kitchen is the total width of the house, with French doors opening to the garden, making this the perfect entertaining space. The contemporary fitted Symphony kitchen offers an abundance of storage facilities, cleverly hidden behind sleek cupboard doors. The elegant lounge has a feature bay window allowing the light to flood in. A convenient utility room and cloakroom complete the ground floor.

The upstairs boasts four generous sized bedrooms, enjoy privacy and peace and quiet in the spacious master bedroom, with its own en suite shower room and fitted wardrobes. The other three bedrooms all share the luxurious family bathroom with separate bath, contemporary Roca sanitaryware and luxury Porcelanosa tiling.

Externally this home benefits from landscaped gardens, detached garage (CONVERTED TO A HOME GYM) and a private driveway for 2 cars.

With beautiful Cheshire countryside on its doorstep, and its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'. Close by is the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position to the north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends.

The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communication links :

- Immediate access to A34 and the just completed Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.
- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads.
- Congleton railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled door with double glazed centre panel.

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

CLOAKROOM : PVCu double glazed window to front aspect. Modern white suite comprising: Low level W.C. and wall mounted wash hand basin. Single panel central heating radiator. Ceramic tiled floor.

LOUNGE 17' 0" x 11' 2" (5.18m x 3.40m) to bay : PVCu double glazed bay window to front aspect. Two single panel central heating radiators. 13 Amp power points. Bespoke faux chimney breast with recessed space for TV and flush fitted contemporary electric fire.

LIVING/DINING KITCHEN 19' 6" x 13' 10" (5.94m x 4.21m) : Low voltage downlighters inset. PVCu double glazed window to front aspect. Extensive range of hi gloss eye level and base units in light grey with grey wood effect preparation surfaces over, with black composite 1.5 bowl sink unit inset with mixer tap. Built in Bosch 4 ring halogen hob with Bosch stainless steel extractor hood over. Built in Bosch double electric oven and grill. Integrated dishwasher, fridge and freezer. Single panel central heating radiator. 13 Amp power points. Ceramic tiled floor. PVCu double glazed French doors opening to the rear garden.

UTILITY 5' 9" x 4' 3" (1.75m x 1.29m) : Wall mounted Ideal gas combi boiler. Grey wood effect preparation surface with space and plumbing for washing machine and tumble dryer beneath. Single panel central heating radiator. 13 Amp power points. Composite panelled door opening to side.

First Floor :

GALLERIED LANDING : Return staircase with PVCu double glazed window at half landing. Galleried landing with stringers and oak hand rail. 13 Amp power points. Single panel central heating radiator. Store cupboard. Access to roof space.

BEDROOM 1 FRONT 11' 0" x 10' 2" (3.35m x 3.10m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. TV point. Built in double wardrobes with mirrored sliding doors.

EN SUITE 5' 3" x 5' 1" (1.60m x 1.55m) : Low voltage downlighters inset. White suite comprising: low level W.C., wall hung wash hand basin and double sized shower cubicle housing a thermostatically controlled mains fed shower. Single panel central heating radiator. Grey ceramic floor tiles.



BEDROOM 2 REAR 12' 8" x 8' 6" (3.86m x 2.59m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 10' 9" x 6' 8" (3.27m x 2.03m) : PVCu double glazed window to rear. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 FRONT 8' 0" x 7' 3" (2.44m x 2.21m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 7' 0" x 5' 7" (2.13m x 1.70m) : Low voltage downlighters inset. PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C., wall hung wash hand basin. Panelled bath with bath/shower mixer and shower screen. Wall mounted centrally heated towel radiator. Grey ceramic effect floor tiles.

Outside :

FRONT : Tarmacadam tandem driveway with parking for two cars. Electric vehicle charging point.

REAR : Adjacent to the rear of the property is a paved terrace which steps down to a pleasant seating area with space for a hot tub. The gardens beyond are mainly laid to lawn with shaped and well stocked flower borders. Cold water tap. Gated access onto driveway.

DETACHED GARAGE 11' 8" x 9' 5" (3.55m x 2.87m) (Rear section conversion) : The majority has been sectioned and converted into its current use as a gym, however could easily be used as a work from home office. Fully boarded and plastered. Low voltage downlighters inset. 13 Amp power points. PVCu door to rear.

FRONT SECTION OF GARAGE 10' 5" x 6' 7" (3.17m x 2.01m) : Storage only. Up and over door. Power and light.

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

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

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

TAX BAND : E

LOCAL AUTHORITY : Cheshire East

DIRECTIONS : SATNAV CW12 2FZ

