

24/04/2024, 14:54 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
17 Lamberts Lane CONGLETON CW12 3AU	Energy rating <b>D</b>	Valid until: 31 August 2024 Certificate number: 0524-2871-7184-9124-5291
Property type	Detached house	
Total floor area	93 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 D. 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 60



Score Energy rating Current Potential

92+	A		92+
81-91	B		81-91
69-80	C		69-80
55-68	D	60 D	55-68
39-54	E		39-54
21-38	F		21-38
1-20	G		1-20

<https://find-energy-certificates.service.gov.uk/energy-certificate/0524-2871-7184-9124-5291/print/printus>



**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.

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# Timothy a brown

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**17 Lamberts Lane**  
Congleton, Cheshire CW12 3AU

**Selling Price: £495,000**

- MODERN DETACHED FAMILY HOME
- SPACIOUS WELL DESIGNED ACCOMMODATION
- OPEN PLAN FAMILY KITCHEN
- FOUR BEDROOMS / THREE BATHROOMS
- LARGE GARAGE
- EXPANSIVE DRIVEWAY & ESTABLISHED GARDENS
- HIGHLY REGARDED MOSSLEY AREA
- NO CHAIN



**\*\*NO ONWARD CHAIN\*\***

A true credit to the current owners!

Situated in the heart of the highly desirable locality of Mossley, this well established property boasts a recent renovation and you just won't be able to wipe the smile from your face once inside! Exuding quality, the design and layout are simply fantastic and impossible to miss as you move through the spacious and well proportioned rooms. Four bedrooms, three bathrooms, lounge, large garage, well established gardens and expansive driveway....this home really does have it all. The OPEN PLAN family kitchen area is just sublime. Spacious, stylish, functional, luxurious...words cannot do it justice! Both family and friends can be entertained for hours and we predict you'll never want to leave!

You will be hard pressed to find such a delightful home, located in a prime area with such array of conveniences laid out on its doorstep. Literally within 5 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers, and post office, plus the latest edition....The Wonky Pear...a micro bar, hostelry....with a lovely eclectic relaxed atmosphere. School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to

locate within this locality, plus before and after schools and day nursery are within easy reach too!

Internal viewings are considered paramount so call us now to view, before it's too late!

**The accommodation briefly comprises**

(all dimensions are approximate)

**FRONT ENTRANCE** : Wood grain effect composite double glazed door to:

**HALL 17' 1" x 6' 1" (5.20m x 1.85m)**: Single panel central heating radiator. 13 Amp power points. Grey oak effect Karndean floor. Built-in shoe rack. Understairs cupboard plus full height store cupboard.

**Stairs to first floor** : Oak spindled and painted hand rail and newel post.

**LOUNGE 12' 1" x 12' 0" (3.68m x 3.65m) into bay**: PVCu double glazed bay window to front aspect. 13 Amp power points. Double panel central heating radiator. Cast iron multi fuel stove and slate hearth.

**OPEN PLAN LIVING DINING KITCHEN 22' 1" x 19' 1" (6.73m x 5.81m) overall measurements**:

**KITCHEN AREA 19' 10" x 13' 1" (6.04m x 3.98m)**: Low voltage downlighters inset. Extensive range of contrasting 'royal blue' and 'dove grey' eye level and base units with corner carousel unit having quartz preparation surfaces over with ceramic double bowl sink unit inset and chefs mixer tap. Two built-in electric fan assisted oven/grills. Integrated dishwasher. Space for American style fridge/freezer. Central island with quartz surface having built-in induction hob with central flush fitted extractor. Integrated wine chiller and deep pan drawer with the island extending to create a breakfast bar with seating for 4. 13 Amp power points. Double panel central heating radiator. Oak effect Karndean floor.

**LIVING DINING AREA 19' 1" x 8' 10" (5.81m x 2.69m)**: Angular ceiling with low voltage downlighters and two remotely operated velux roof lights. Two anthracite grey picture windows to rear aspect with a corner section of folding sliding doors opening to

the rear garden. Double panel central heating radiator. 13 Amp power points. Oak effect floor.

**UTILITY 7' 1" x 5' 1" (2.16m x 1.55m)**: Low voltage downlighters inset. Eye level and base units with preparation surfaces over and space and plumbing for washing machine beneath. Single panel central heating radiator. 13 Amp power points. Oak effect Karndean floor. PVCu double glazed door to outside rear. Door to integral garage.

**SHOWER ROOM 5' 0" x 3' 10" (1.52m x 1.17m)**: Dual aspect PVCu double glazed windows. White suite comprising low level W.C., pedestal wash hand basin and large shower cubicle housing Triton electric shower. Wall mounted centrally heated towel radiator. Stone effect wall tiles. Oak effect Karndean floor.

**INTEGRAL GARAGE 19' 1" x 12' 0" (5.81m x 3.65m) internal measurements**: Electrically operated roller shutter door. Double panel central heating radiator. 13 Amp power points.

**First Floor :**

**SPLIT LEVEL GALLERIED LANDING** : Access to roof space via a retractable ladder being partially boarded with light and housing wall mounted Glowworm gas combi boiler.

**BEDROOM 1 12' 0" x 10' 1" (3.65m x 3.07m) plus dressing area**: High angular ceiling with remotely operated velux roof light. Low voltage downlighters inset. Two PVCu double glazed windows. 13 Amp power points. Double panel central heating radiator. Grey oak effect Karndean floor.

**DRESSING AREA** : Angular ceilings. Low voltage downlighters inset. PVCu double glazed window to rear aspect. Single panel central heating radiator. Two double and one single wardrobe with hanging space and drawers with overhead store cupboards. Grey oak effect Karndean floor.

**EN SUITE 8' 0" x 6' 1" (2.44m x 1.85m)**: PVCu double glazed window to rear aspect. Remotely operated velux roof light. Low voltage downlighters inset. Modern white suite comprising low level W.C., composite wash hand basin with drawers beneath and large walk-in shower cubicle with glass screen and mains fed shower. Chrome centrally heated towel radiator. Stone effect tiles to splashbacks. Grey oak effect Karndean floor.

**BEDROOM 2 FRONT 13' 0" x 12' 1" (3.96m x 3.68m) into bay**: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 3 REAR 12' 0" x 12' 0" (3.65m x 3.65m)**: PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 4 FRONT 7' 0" x 6' 10" (2.13m x 2.08m)**: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** : PVCu double glazed window to rear aspect. Modern white suite comprising low level W.C., wash hand basin with cupboards beneath. Panelled bath with mains fed shower over. Chrome electric towel radiator. Grey stone effect wall tiles. Slate effect flooring.

**OUTSIDE REAR** : Extending from the rear of the property is a large expanse of timber decking ideal for alfresco entertaining with an adjacent terrace area laid with Indian stone. To the side is a lawned garden enclosed with timber lapped fencing. Cold water tap. Gated access to the front.

**FRONT** : Extensive cobble driveway with space for numerous vehicles and lawn to side. EV charging point.

**TENURE** : Freehold (subject to solicitors verification).

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SATNAV: CW12 3AU

