

Energy performance certificate (EPC)

108 West Road CONGLETON CW12 4EU	Energy rating D	Valid until: 3 June 2033
		Certificate number: 9137-3225-1200-0579-7272

Property type	Semi-detached house
Total floor area	140 square metres

Rules on letting this property

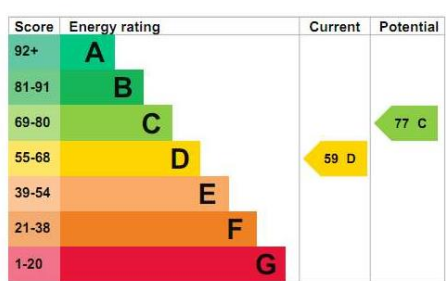
Properties can be let if they have an energy rating from A to E.

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 C.

[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

108 West Road
Congleton, Cheshire CW12 4EU

Selling Price: £450,000

- MAGNIFICENT FOUR BEDROOM VICTORIAN SEMI DETACHED
- THREE RECEPTION ROOMS
- MODERN FITTED BREAKFAST KITCHEN
- FAMILY BATHROOM. EN-SUITE TO MASTER BEDROOM
- BEAUTIFULLY MODERNISED WHILST RETAINING TRADITIONAL FEATURES
- LOW MAINTENANCE GARDENS
- DOUBLE GARAGE WITH E.V. CHARGER
- WALKING DISTANCE OF TOWN CENTRE & ALL AMENITIES

A magnificent Victorian semi of grand proportions and beautifully updated and presented, with rear double garage, viewing essential and recommended to appreciate the fine attributes of this home.

This charming home has all modern requirements purchasers are seeking but still retains the all important traditional features.

The property has an internal porch with original tiling to the walls with original door to long hallway with stairs and doors to cloakroom W.C., lounge with open fireplace, separate dining room with double doors to patio, a separate morning room and state of the art matching fully fitted kitchen.

At first floor level, the landing allows access to large roof space via pull down ladder, four bedrooms, the master having modern fitted wardrobes and en-suite together with re-fitted family bathroom.

There are gates to the front and rear which are mainly flagged for ease of maintenance with raised flower borders. At the bottom of the rear garden is a double sized garage with electric remote door and electric vehicle charging point within. Access is off Holmesville Avenue.

Within walking distance of town centre and Astbury Mere Country Park. Located in where we

consider to be a desirable location, with the town centre only a few minutes walk away. The town of Congleton offers a selection of primary and secondary schools, together with a wide range of pubs and restaurants and fitness centres. The town boasts a Marks & Spencer Simply Food, Tesco, and a variety of shops as well as essential services such as chemists, doctors and dentists. Congleton is close to the Peak District National Park, with the M6 motorway and main arterial routes to Manchester Airport easily accessible by road. The main railway station provides links to national rail networks.

The area is further enhanced with the completion of the new Congleton link road which joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Glazed front door to porch. Attractive original tile walls. Traditional period front door to hall.

HALL : Coving to ceiling. Stairs. Period doors to all rooms. Meter cupboard. Tiled floor with underfloor heating.

CLOAKROOM W.C. : PVCu double glazed window. White low level W.C. and wash hand basin.

LOUNGE 16' 3" x 15' 1" (4.95m x 4.59m) into bay : Coving to ceiling. Picture rail. Sash window. Feature open fireplace (gas point available) with tile surround and tile hearth. Two radiators.

DINING ROOM 11' 5" x 15' 6" (3.48m x 4.72m) from display cabinets into box bay : Feature gas fire with attractive fitted chimney breast cupboards and glazed display shelves. Radiator. Double French windows to patio.

MORNING ROOM 12' 0" x 11' 10" (3.65m x 3.60m) : Coving to ceiling. PVCu double glazed window. Dado rail with long and groove boarding below. Radiator. Original bell chime box.

BREAKFAST KITCHEN 11' 11" x 15' 9" (3.63m x 4.80m) : PVCu double glazed windows to side aspect and rear roof elevation. Quality fitted kitchen with NEFF appliances comprising of coffee machine, oven, microwave oven, plate warmer, induction hob, electric and separate gas burner for wok, extractor over and dishwasher. Space for American style fridge freezer. Wine cooler. Breakfast bar. Two sinks with mixer taps and one having boiling water tap. Two feature radiators. Tiled floor with underfloor heating. Rear door.

First Floor :

LANDING : Coving to ceiling. Access to roof space. Period doors to principal rooms.

BEDROOM 1 FRONT 13' 0" x 15' 0" (3.96m x 4.57m) plus wardrobe space : Coving to ceiling. Secondary glazed sash windows. Full length fitted wardrobes. Two feature radiators. Door to en-suite.

EN-SUITE 6' 4" x 4' 10" (1.93m x 1.47m) : PVCu double glazed window. White suite comprising: Low level W.C., wash hand basin set in vanity unit and glazed shower enclosure. Feature chrome towel radiator. Fully tiled walls and floor.

BEDROOM 2 SIDE 14' 3" x 12' 5" (4.34m x 3.78m) : Coving to ceiling. Picture rail. PVCu double glazed windows to side and rear aspects. Cast Iron open fireplace. Feature radiator.

BEDROOM 3 REAR 12' 0" x 10' 0" (3.65m x 3.05m) : Coving to ceiling. PVCu double glazed window. Feature cast iron open fireplace. Wash hand basin set in base unit with tile splashbacks.

BEDROOM 4 8' 0" x 9' 0" (2.44m x 2.74m) : Picture rail. PVCu double glazed window. Radiator. Fitted cupboard housing combi gas central heating boiler.

BATHROOM 5' 6" x 8' 9" (1.68m x 2.66m) : Coving to ceiling. PVCu double glazed opaque window to side aspect. White suite comprising: Low level W.C., wash hand basin set in vanity unit with mirror over and deep bath with concealed waterfall shower and glass screen over. Chrome heated towel radiator. Fully tiled walls and heated tile floor.

Outside : Set back from the road below, a York stone wall with wrought iron gate and stone paths leading to the side and to the front door. Front garden screened from the road, laid to slate chipping, hedge and mature trees. Gate and path to side. The side and rear is laid to slate coloured flags with raised flower beds. Outside tap and lights. Rear garden gate. Rear door to garage.

GARAGE 16' 8" x 18' 7" (5.08m x 5.66m) : Up and over electric remote vehicle access door. Electric vehicle charging point. Power and light. PVCu double glazed window to rear. Composite high security door.

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

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

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4EU

