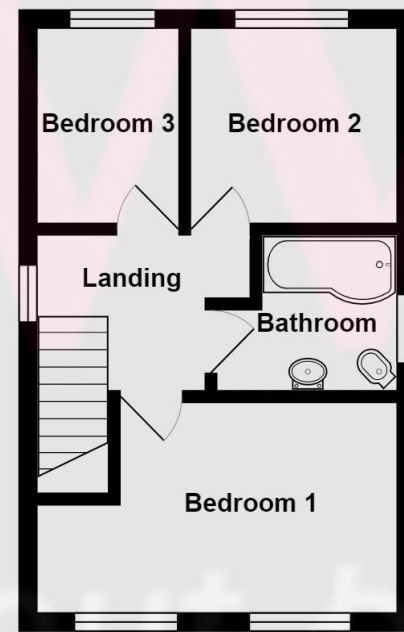
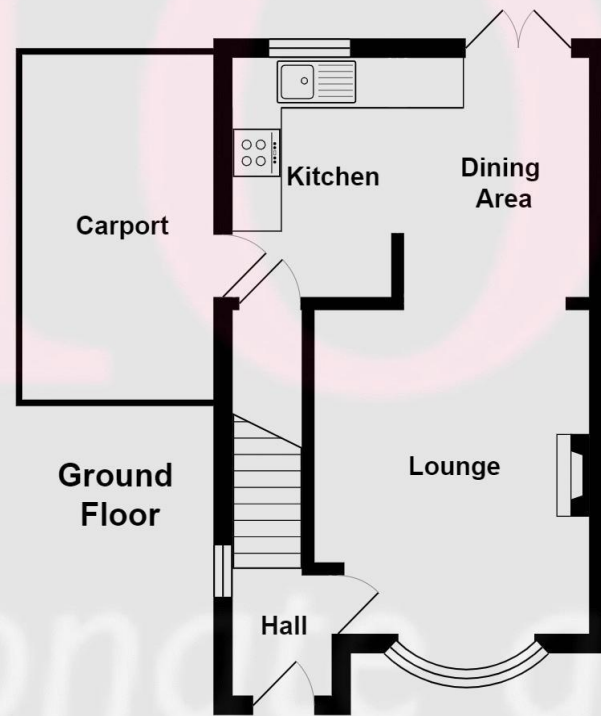




Total Area: 79.0 m² (excluding carport)

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

(not in correct position relative to Ground Floor)



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 Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

16 Tamar Close,
Congleton, Cheshire CW12 3RU

Selling Price: £280,000

- THREE BEDROOM LINK DETACHED HOME
- OPEN PLAN LIVING DINING ROOM
- FULLY FITTED KITCHEN
- MODERN BATHROOM SUITE
- LARGE ENCLOSED SUNNY REAR GARDEN
- DETACHED SINGLE GARAGE & AMPLE PARKING
- END OF CUL-DE-SAC. CLOSE TO TRAIN STATION, CANAL & ALL AMENITIES
- NO CHAIN

NO CHAIN

A link detached home located at the end of a cul-de-sac with pleasant outlook to the front over the lawned communal area and having a large garden to the rear with a sunny aspect.

The property is well presented and is constructed of brick face elevations, PVCu double glazing, gas fired central heating and all under a tile roof.

The property is approached by a long driveway with wrought iron gates to the car port, beyond which is the rear garden and detached single garage.

The PVCu double glazed front door allows access to hall and stairs with door to open plan lounge/diner with laminate floor and feature fireplace with contemporary electric fire, French doors to the outside rear and fitted kitchen with white units and having granite effect laminate surfaces.

At first floor level, the landing has doors to all rooms comprising three bedrooms and white fully fitted modern bathroom with shower and screen over.

The location of this home is very sought after being within walking distance of the train station, canal, Hightown shops and other amenities, and within a short walking distance of two primary schools.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door to:

HALL : PVCu double glazed window to side aspect. Radiator. Laminate floor. BT point. Stairs to first floor. Door to:

LOUNGE/DINER 23' 0" x 11' 3" (7.01m x 3.43m) max: PVCu double glazed bow window to front aspect. Feature fireplace with electric fire inset. Radiator. 13 Amp power points. TV point. Laminate floor. Double doors to rear patio.

KITCHEN 8' 6" x 9' 9" (2.59m x 2.97m): PVCu double glazed window to rear aspect. White hi-gloss eye level and base units with granite effect laminate surfaces. Single drainer 1.5 sink bowl inset. Ceramic hob with oven below and extractor canopy over. Undercounter Hotpoint washing machine. Freestanding Daewoo fridge freezer. Tiled splashbacks. Radiator. 13 Amp power points. Door to understairs cupboard housing wall mounted gas central heating boiler. PVCu double glazed door to outside carport.

First Floor :

LANDING : PVCu double glazed window to side aspect. One single power point. Access to roof space. Doors to all rooms.

BEDROOM 1 8' 6" x 11' 3" min (2.59m x 3.43m) 14' 3" (4.34m) max: Two PVCu double glazed windows to front aspect. Radiator. 13 Amp power points.

BEDROOM 2 REAR 8' 5" x 7' 10" (2.56m x 2.39m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 3 REAR 7' 9" x 5' 9" (2.36m x 1.75m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

BATHROOM : PVCu double glazed opaque window to side aspect. White suite comprising: Wash hand basin set in vanity unit, low level W.C. and 'P' shaped bath with shower and glass screen over. Fully tiled walls. Chrome heated towel rail.

Outside :

FRONT : Lawned garden with driveway extending under a car port and onto the rear garage. Outside tap and lights.

REAR : Enclosed garden with Indian stone patio and steps up to a lawn. Driveway terminating at detached garage. Store area behind the garage.

GARAGE 15' 6" x 10' 1" (4.72m x 3.07m): Up and over door. PVCu double glazed window to side. Power and light. Freestanding tumble dryer.

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.**

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3RU

Energy performance certificate (EPC)			
16 Tamar Close CONGLETON CW12 3RU	Energy rating	Valid until:	25 March 2034
	D	Certificate number:	3434-1327-3300-0946-6226

Property type	Detached house
Total floor area	64 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

