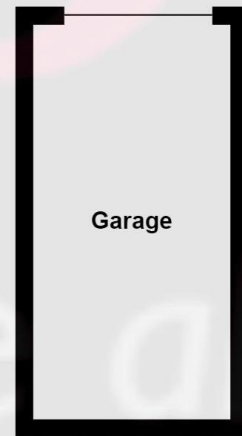


(not in correct position  
relative to Ground Floor)



Total Area: 109.1 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



**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](mailto: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

**19 Orchard Way,**  
Congleton, Cheshire CW12 4PW

**Selling Price: £290,000**

- MODERN WELL PRESENTED 3 BEDROOM DETACHED HOME
- SOUTH WEST FACING CORNER PLOT IN DISCREET CUL DE SAC
- LARGE CONSERVATORY TO REAR
- ATTRACTIVE GARDEN & SEMI DETACHED GARAGE
- POPULAR WEST HEATH LOCATION
- IDEAL FOR DOWNSIZERS, SMALL FAMILY OR THE RENTAL MARKE
- POPULAR WEST HEATH LOCATION
- VIEWING HIGHLY RECOMMENDED



## FOR SALE BY PRIVATE TREATY (Subject to contract)

This home ticks so many boxes being suitable for downsizers, small family or the rental market.

The property is located at the end of a small cul-de-sac and situated in the most sought after area of West Heath on the fringe of the Cheshire countryside with level walking distance to primary and secondary schools, and also the West Heath Shopping Centre which provides shopping facilities, restaurants, takeaways and a public house.

The property has an attractive mock Tudor façade and well maintained gardens with front door to hall with cloakroom/W.C. and access to the lounge, separate dining room, large rear conservatory with access to the lounge and dining room, and fitted kitchen to the ground floor.

At first floor level the landing allows access to three bedrooms and a modern bathroom with suite and separate shower enclosure.

There are attractive gardens to the front and rear and single garage.

The property also has full PVCu double glazing and gas fired central heating from a combi boiler.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Composite front door to:

**HALL :** Feature radiator. Arch to dining room and door to:

**CLOAKROOM/W.C. :** PVCu double glazed opaque window. White suite comprising: Low Level W.C. and wash hand basin. Chrome heated towel radiator.

**LOUNGE 13' 2" x 13' 6" (4.01m x 4.11m):** PVCu double glazed window to front aspect. Sliding double glazed patio doors to conservatory. Feature fireplace. Radiator. Laminate floor. Stairs to first floor landing.

**DINING ROOM 10' 4" x 7' 8" (3.15m x 2.34m):** One single radiator. Arch to kitchen. Patio doors to:

**CONSERVATORY 23' 6" x 9' 0" (7.16m x 2.74m):** Full length with PVCU windows and double doors to rear garden. Two radiators. Tiled floor.

**KITCHEN 9' 10" x 6' 9" (2.99m x 2.06m):** PVCu double glazed window to front aspect. Fitted with a range of Beech coloured eye level and base units with granite effect roll top work surfaces. 5 ring gas hob with extractor over and double oven below. Space and plumbing for dishwasher and washing machine. Integrated fridge and freezer. Stainless steel single drainer sink unit inset with mixer tap. Tiled splashbacks. Tiled floor. Valiant combi gas boiler to wall.

**First Floor :**

**LANDING :** Access to roof space. Doors to all rooms.

**BEDROOM 1 13' 7" x 9' 10" (4.14m x 2.99m):** PVCu double glazed windows to front and rear aspects. Radiator.

**BEDROOM 2 REAR 10' 6" x 9' 3" (3.20m x 2.82m):** PVCu double glazed window to rear aspect. Radiator. Double doors to fitted cupboard.

**BEDROOM 3 FRONT 8' 8" x 7' 2" (2.64m x 2.18m):** PVCU double glazed window to front aspect. Radiator.

**BATHROOM 8' 8" x 5' 6" (2.64m x 1.68m):** PVCu double glazed opaque window to front aspect. White 4 piece suite comprising: Low level W.C., pedestal wash hand basin, panelled bath and separate shower enclosure. Fully tiled walls. One single radiator.

**Outside :**

**FRONT :** Tarmac driveway, block paved paths to the front and side with attractive ever green shrub bed.

**REAR :** Fully enclosed by hedge with evergreen shrub borders having two patio areas and lawn.

**GARAGE 16' 5" x 7' 10" (5.00m x 2.39m):** Semi detached brick garage under a tile roof with up and over vehicle access door.

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

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

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

**LOCAL AUTHORITY:** Cheshire East.

**TAX BAND:** C.

**DIRECTIONS:** SATNAV CW12 4PW

EPC RATING 'C':

## Energy performance certificate (EPC)

18 Orchard Way CONGLETON CW12 4PW	Energy rating <b>C</b>	Valid until: 10 September 2033
		Certificate number: 9000-7080-0822-0309-3173

**Property type**  
Detached house

**Total floor area**  
75 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 current energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

