

Energy performance certificate (EPC)

5 Woodland Avenue CONGLETON CW12 1LN	Energy rating C	Valid until: 1 June 2034
Certificate number: 6800-4599-0722-5307-3643		

Property type: Semi-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 energy rating is C. 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		
81-91	B		
69-80	C	70 C	84 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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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5 Woodland Avenue
Congleton, Cheshire CW12 1LN

Selling Price: £245,000

- TRADITIONAL SEMI DETACHED FAMILY HOME
- LOUNGE THROUGH DINING ROOM
- THREE BEDROOMS
- DRIVEWAY PARKING TO FRONT
- REAR ENCLOSED GARDEN
- ELEVATED CUL-DE-SAC LOCATION
- CLOSE TO TOWN CENTRE
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

Timothy A Brown are pleased to offer this well presented semi detached three bedroom property benefiting from PVCu double glazing and gas central heating.

Situated on a discreet road of mature properties, in an elevated position, being conveniently located for the town centre, local supermarkets and main arterial routes towards Macclesfield, Manchester and the motorways

This well proportioned family home has high ceilings downstairs, great natural light, open views across the town without being overlooked and comprises entrance hall, lounge, with wood burner (which is non operational but the flu etc is all set up to accept a working wood burner), dining room, kitchen complete with fitted appliances including five ring gas hob and electric oven. To the first floor are three bedrooms and white coloured fitted bathroom.

Externally the property is complemented with a driveway providing off road parking. A path leads from the front of the property to the rear lawned garden, which is fully enclosed and provides an area of flag laid patio.

Viewing is highly recommended, as we are sure this affordable family home will not disappoint.

The accommodation briefly comprises
(all dimensions are approximate)

PORCH : Brick built base with PVCu double glazed windows to front and side aspect with PVCu double glazed roof over. PVCu double glazed door to side. Ceramic floor tiles. Timber front door with glazed panels to:

HALL : Stairs to first floor with deep understairs storage cupboard.

LOUNGE 14' 2" x 11' 4" (4.31m x 3.45m): PVCu double glazed bay window to front aspect with inset lead effect to upper panels. Central ceiling light. Two wall light points. Log burner (non operational but set up ready to use). Double panel central heating radiator. 13 Amp power points. Opening to:

DINING ROOM 9' 4" x 8' 9" (2.84m x 2.66m): PVCu double glazed window to rear aspect. Central ceiling light. Double panel central heating radiator. 13 Amp power points. Slate effect ceramic tiled floor. Opening to:

KITCHEN 8' 9" x 8' 1" (2.66m x 2.46m): PVCu double glazed window to side aspect. Ceiling light. Range of cream eye level units and base units having roll edge granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Integrated 5-ring stainless steel gas hob with matching stainless steel electric over below and stainless steel extractor over. Space for fridge. Space and plumbing for washing machine. Tiled to splashbacks. 13 Amp power points. Slate effect tiled floor. PVCu double glazed door to rear.

First floor :

LANDING : PVCu double glazed window to side aspect. Central ceiling light. 13 Amp power point. Doors to all rooms.

BEDROOM 1 FRONT 12' 4" x 11' 5" (3.76m x 3.48m): PVCu double glazed window to front aspect. Central ceiling light. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 6" x 9' 6" (3.50m x 2.89m): PVCu double glazed window to rear aspect. Central ceiling light. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 7' 4" x 6' 1" (2.23m x 1.85m) maximum 9'12": PVCu double glazed window to front aspect. Central ceiling light. Single panel central heating radiator. 13 Amp power point. Access to roof space.

BATHROOM : PVCu double glazed window to rear aspect. Central ceiling light. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with shower attachment over. Ceramic tiles to splashbacks. Chrome ladder style radiator. Airing cupboard housing central heating boiler. Partly tiled wall. Vinyl flooring.

Outside :

FRONT : Flag laid driveway providing off-road parking. Steps leading to front door. Raised gravel laid area with flower borders. Wall mounted outside light.

REAR : Rear garden laid mainly to lawn with shrub borders and flag laid patio. Path leading to front of property.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 1SF

