

12/14/23, 9:50 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

99 Kestrel Close CONGLETON CHESHIRE	Energy rating <b>B</b>	Valid until 30 October 2029
Property type Semi-detached house	Certificate number 7298-8983-7375-4341-7980	
Total floor area 73 square metres		

Rules on selling this property

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

You can find out more about the minimum and maximum energy ratings for properties on the [Energy Rating and Score](https://www.gov.uk/guidance/energy-ratings-for-properties) page.

Energy rating and score

The property's current energy rating is B. It has the potential to be A.

See <https://www.gov.uk/guidance/energy-ratings-for-properties> to find out more about energy ratings.

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used to help the assessed class not repeat.

<https://findanenergycertificate.service.gov.uk/energy-certificates/7298-8983-7375-4341-7980>



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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99 Kestrel Close  
Congleton, Cheshire CW12 3QX

Selling Price: Fixed £154,000

- RECENTLY BUILT SEMI DETACHED FAMILY HOME
- OFFERED ON A 55% OWNERSHIP SCHEME
- DINING KITCHEN
- THREE BEDROOMS
- ENCLOSED REAR GARDEN
- DRIVEWAY FOR TWO CARS



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

An extremely unique opportunity to enjoy this delightful 3-bedroom family home!!

Timothy A Brown offer to the market a 55% share of the 3-bedroom semi-detached property at £154,000, with the remaining RENT, GROUND RENT & SERVICE CHARGE BEING JUST £241.40 per month COMBINED!!!

This stunning home comprises of parking for 2 vehicles, pleasant entrance hall, living room, a good size modern kitchen with utility area and downstairs WC.

To the first floor with find the landing, three bedrooms; two of which are doubles, and contemporary family bathroom.

An appealing and enclosed garden can be found to the property's rear.

The home sits within easy reach of Congleton Town with its plethora of shops, bars, eateries and regular food & music festivals! For the commuter, we find fantastic links both north and south, and for the globetrotter, Manchester airport is under 45 minutes away. We anticipate this listing will not be around for long, so enquire today as to avoid disappointment!

Please note the total property value has been verified by an RICS surveyor at £280,000

### The accommodation briefly comprises (all dimensions are approximate)

**HALL** 5' 4" x 4' 5" (1.62m x 1.35m): Single panel central heating radiator. 13 Amp power points. Honeywell thermostat. Stairs to first floor. Door to:

**SEPARATE W.C.** 4' 7" x 4' 2" (1.40m x 1.27m): W.C. Sink with mixer tap. Extractor.

**LOUNGE** 13' 6" x 12' 2" (4.11m x 3.71m): PVCu double glazed window to front aspect. Single panel central heating radiator. Television aerial point. 13 Amp power points. Door to under stairs storage.

**KITCHEN DINER** 12' 8" x 10' 2" (3.86m x 3.10m): PVCu double glazed window. Modern fitted kitchen with a range of base and eye level units. Cooker with 4 ring gas burner and extractor hood over. Integrated dishwasher. Space for fridge freezer. 13 Amp power points. Open doorway to utility. Patio doors to rear.

**UTILITY** 5' 2" x 4' 1" (1.57m x 1.24m): Base units with space for washing machine. 13 Amp power points. Logic boiler. Door to W.C. Extractor fan.

#### First floor :

**LANDING** 6' 11" x 6' 10" (2.11m x 2.08m): Hatch with access to part boarded loft.

**BEDROOM 1 FRONT** 12' 4" x 10' 0" (3.76m x 3.05m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR** 10' 0" x 9' 11" (3.05m x 3.02m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT** 8' 9" x 6' 10" (2.66m x 2.08m) into wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Storage cupboard.

**BATHROOM** 6' 10" x 6' 5" (2.08m x 1.95m): Frosted double glazed window to rear aspect. Partly tiled walls. W.C. Sink with mixer tap. Bath with shower over. Shaver point. Extractor fan.

#### Outside :

**FRONT** : Parking for two cars. Lawn. Gate to rear.

**REAR** : Patio and lawn area.

**TENURE** : Leasehold. Rent, ground rent and service charge is £241.40 per calendar month.

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SATNAV: CW12 3QX

