



Energy performance certificate (EPC)	
79 Kestrel Close CONGLETON CW12 3QX	Energy rating: B
Valid until: 24 November 2031	Certificate number: 2556-3911-4309-1269-4204
Property type: Detached house	Total floor area: 104 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).	
Energy rating and score	
This property's energy rating is B. It has the potential to be A.	The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency.	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.



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79 Kestrel Close
Congleton, Cheshire CW12 3QX

Selling Price: £350,000

- MODERN SPACIOUS DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- TWO BATHROOMS
- TWO RECEPTION ROOMS
- INTEGRAL GARAGE PARTIONED TO CREATE STORAGE ROOM & UTILITY ROOM
- DOUBLE WIDTH DRIVEWAY
- GENEROUS SOUTH WEST FACING ENCLOSED REAR GARDEN
- JUST A SHORT WALK FROM TO TRAIN STATION & TOWN CENTRE

Located in an exclusive residential area and built in 2021 by the highly reputed "Seddon Homes", this perfect family home, known as 'The Lawton', provides modern living with spacious accommodation throughout, with three good sized double bedrooms, two bathrooms and two reception rooms, this attractive property sits on an enviable plot with the great outlook of a pleasant village green. Inside the handsome property the well proportioned rooms flow effortlessly across both floors, and are stunningly presented. The lifestyle could suit a wide range of buyers and the comfortable living space lends itself to entertaining and relaxing in equal measure! Outside the home to the front is a very useful driveway leading to the integral garage which has been partitioned to create a utility area, still leaving ample storage available at the front of the original garage which also includes an electric car charging point.

The rear gardens are SOUTH WEST FACING, enjoy a sunny aspect, generous in size, with a large expanse of paved terrace, perfect for alfresco entertaining. Beyond which are extensive lawns bound with colourful bursting flower borders. A really very safe environment for kids to play.

A short walk from the property in question and you will find yourself amidst miles of gorgeous countryside just as easily as you'll arrive at the local village shops or the bustling town centre of Congleton. The useful train station is also within walking distance thus making this home ideal for the commuter.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Wood grain effect composite panelled door with double glazed upper panels to:

HALL 14' 6" x 3' 7" (4.42m x 1.09m) widening to 6' 9" (2.06m): Single panel central heating radiator. 13 Amp power points. Oak effect floor. Stairs to first floor.

SEPARATE W.C. : PVCu double glazed bay window to side aspect. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

DINING ROOM 12' 3" x 8' 1" (3.73m x 2.46m) into bay: PVCu double glazed bay window to front aspect. Single panel central heating radiator. 13 Amp power points. Oak effect floor.

LOUNGE 15' 9" x 13' 1" (4.80m x 3.98m): Single panel central heating radiator. 13 Amp power points. TV point. Understairs storage. PVCu double glazed French doors with matching side panels, opening into the rear garden.

KITCHEN 12' 0" x 8' 11" (3.65m x 2.72m): PVCu double glazed window to rear aspect. Range of contemporary wood grain effect eye level and base units in 'Dove Grey' with composite stone preparation surfaces over with stainless steel 1.5 sink unit inset. Built in stainless steel 5 ring gas hob with wide stainless steel extractor hood over. Built in double electric fan assisted oven. Integrated fridge, freezer and dishwasher. Double panel central heating radiator. 13 Amp power points. Composite panelled door to side. Grey oak effect floor.

UTILITY 9' 9" x 7' 3" (2.97m x 2.21m): Eye level and base units with preparation surfaces over. Space and plumbing for washing machine. Wall mounted Ideal Logic gas combi

boiler. Grey oak effect floor. Door to front of garage (storage only).

First Floor :

GALLERIED LANDING 13' 6" x 6' 5" (4.11m x 1.95m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 12' 0" x 11' 1" (3.65m x 3.38m) to wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Feature half height panelling to one wall. 2 double built in wardrobes.

EN SUITE 8' 8" x 4' 7" (2.64m x 1.40m): PVCu double glazed window to side aspect. Low level W.C. with concealed cistern. Wall hung wash hand basin. Double sized shower cubicle housing a thermostatically controlled mains fed shower. Grey textured tiles to splashbacks. Chrome centrally heated towel radiator. Shaver point.

BEDROOM 2 REAR 12' 2" x 9' 10" (3.71m x 2.99m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 12' 2" x 10' 8" (3.71m x 3.25m) into wardrobes: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobes.

BATHROOM 8' 0" x 6' 3" (2.44m x 1.90m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Low level W.C. with concealed cistern. Pedestal wash hand basin. Panelled bath with Aqualisa electric shower over. Chrome centrally heated towel radiator. Stone effect tiles to splashbacks.

Outside :

FRONT : Double width tarmac driveway with lawned gardens and flower borders to the side.

REAR : Extending from the rear of the property is paved terrace ideal for alfresco entertaining, beyond which are lawned gardens with well stocked flower borders. Cold water tap. External power point. Storage down to one side. Secure gated access to the other side.

GARAGE 8' 11" x 8' 10" (2.72m x 2.69m) internal measurements: Storage only. Up and over door. Power and light.

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

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 3QX

