



Energy performance certificate (EPC)

Current Energy Rating	C	Estimated Energy Cost	£1,000 per year
Property type	Detached House	Construction	1990-1999
Total floor area	165 square metres	Energy Performance	82/100

**Rules on letting this property**

This property is not eligible for the Energy Efficient Home Incentive Scheme (EEHIS).

**Energy rating and score**

Score	Energy rating	Current	Potential
92+	A		82/100
81-91	B		75/100
69-80	C	73/100	75/100
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Breakdown of property's energy performance**

**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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**3 Tudor Way**  
Congleton, Cheshire CW12 4AS

**Selling Price: Offers in Excess of £510,000**

- WELL MAINTAINED EXECUTIVE DETACHED FAMILY HOME
- LARGE RECEPTION HALL
- TWO RECEPTION ROOMS
- FOUR DOUBLE BEDROOMS
- TWO BATHROOMS
- INTEGRAL GARAGE & DRIVEWAY
- ENCLOSED REAR GARDEN WITH PATIO AREA
- GREAT LOCATION BEING WITHIN WALKING DISTANCE OF TOWN CENTRE

An opportunity to purchase an executive detached family home of good proportions having four double bedrooms in a sought after location being within a short walking distance of High Street and also the countryside.

This is the first time this home has come to the market since it was built and over the years it has been well maintained with the roof being refurbished in 2019, electrical wiring upgraded in 2014 to the correct standard at the time to include a number of smoke detectors, intruder alarm, fibre optic broadband and home network for TV and computer points. There is a Nest smart thermostat for controlling the heating and hot water.

The property sits in a well maintained plot with easy to maintain grounds with the rear patio and garden having a south east orientation.

The property is constructed of brick with an insulated cavity, having PVCu replacement double glazing and gas central heating all under a tile roof.

The generous internal accommodation comprises: open porch to reception/hall which is large enough to accommodate a dining table, cloakroom/w.c., dining room, lounge with fire place and cast iron wood burner and large french doors to rear patio and garden, fitted kitchen, utility room with door to outside and garage.

At first floor level there is a large landing which currently accommodates a piano but could be a study/reading area. Pull down ladder to large partly boarded roof space which could possibly be converted. There are four double bedrooms with the master having fitted bedroom furniture and ensuite, completing the accommodation is the bathroom with separate shower enclosure.

Viewing is essential to fully appreciate the location, quality and proportions of this grand home, don't delay pick up the phone and make that appointment.

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

**OPEN PORCH :** Quarry tiled step. Hardwood door to reception hall.

**RECEPTION HALL 14' 4" x 10' 10" (4.37m x 3.30m):** Parquet flooring. Stairs with cloak hooks and storage below. Radiator. 13 Amp power points. Bell chimes. Smoke detector. Intruder alarm. Wall mounted Nest control for heating and hot water. Door to cloakroom/W.C.

**CLOAKROOM/W.C. :** PVCu double glazed opaque window. white suite comprising: low level W.C. and pedestal wash hand basin. Radiator. Tiled floor.

**DINING ROOM 11' 11" x 11' 10" (3.63m x 3.60m):** PVCu double glazed window. Oak flooring. Radiator. 13 Amp power points.

**LOUNGE 17' 11" x 11' 11" (5.46m x 3.63m):** Feature brick fireplace with inset log burner. 13 Amp power points. TV network point. Two radiators. PVCu double glazed french doors to rear patio.

**KITCHEN 10' 10" x 10' 9" (3.30m x 3.27m):** PVCu double glazed window. Fitted with beech effect base and eye level units with granite effect roll edge laminated surfaces. One and a half bowl single drainer stainless steel sink with mixer tap. Tiled splashbacks. Under unit lighting. 5-ring gas hob and double oven below. Canopy extractor above. Tiled floor. Down lighters to ceiling. 13 Amp power points. Heat alarm. Radiator.

**UTILITY 6' 11" x 9' 5" (2.11m x 2.87m):** PVCu double glazed window and door to outside. White fitted matching base and eye level units with tiled splashbacks. Single drainer stainless steel sink with mixer tap. Space for dishwasher, washing machine and tumble dryer and fridge freezer. Feature radiator. Tiled floor. Downlighters to ceiling. Door to garage.

**First Floor :**

**LANDING :** Access to part boarded roof space with lighting. Smoke detector. Radiator. 13 Amp power points. Network point. PVCu double glazed window. Doors to principle rooms. The landing is of a size that it can be used as a music/study area. Door to airing cupboard with lagged cylinder.

**BEDROOM 1 REAR 17' 11" x 11' 11" (5.46m x 3.63m):** PVCu double glazed window to rear aspect. Radiator. Fitted bedroom suite comprising double wardrobe and dressing table with drawers and matching bed side drawers. Downlighters to dressing table.

**EN SUITE :** PVCu double glazed opaque window. White suite comprising: low level W.C., wash hand basin and shower enclosure with extractor fan. Fully tiled walls and floor. Chrome heated towel rail/radiator. Shaver point. Illuminated mirror. Downlighters to ceiling.

**BEDROOM 2 FRONT 16' 3" x 11' 10" (4.95m x 3.60m):** PVCu double glazed window to front aspect. Fitted double wardrobes. Radiator. Door to walk-in storage cupboard with shelving and light fitting.

**BEDROOM 3 REAR 13' 0" x 9' 3" (3.96m x 2.82m):** PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.

**BEDROOM 4 FRONT 12' 4" x 9' 4" (3.76m x 2.84m):** PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Network point.

**BATHROOM :** PVCu double glazed opaque window. White suite comprising: low level W.C., panelled bath, pedestal wash hand basin and shower enclosure with extractor fan. Fully tiled walls and floor. Chrome heated towel rail/radiator. Down lighters. Shaver point. Illuminated mirror.

**GARAGE 18' 9" x 9' 1" (5.71m x 2.77m):** Up and over vehicular access door. PVCu double glazed opaque window. Power and light. Glow worm central heating boiler. Consumer unit with emergency light over.

**Outside :**

**FRONT :** Concrete driveway currently terminating at the garage but could be reinstated to side of the property. Lawn to side of the drive. Heather beds and specimen trees.

**REAR :** Fully enclosed by timber fence panels having patio with step up to the lawn with raised bed, flower and shrub borders with a south east orientation.

**TENURE :** Freehold (subject to solicitors verification).

**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:** F

**DIRECTIONS:** SATNAV CW12 4AS

