



Energy performance certificate (EPC)	
11 KESTREL CLOSE CONGLETON CW12 3FA	Energy rating: <b>D</b> Valid until: 24 November 2039 Certificate number: 2159-3891-5259-0216-7284
Property type	Detached house
Total floor area	119 square metres
<b>Rules on letting this property</b>	
Properties can be let if they have an energy rating from A to E.	
You can read <a href="https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance">guidance for landlords on the regulations and exemptions</a>	
<b>Energy rating and score</b>	
This property's current energy rating is D. It has the potential to be C.	
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	

**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)

**11 Kestrel Close**  
 Congleton, Cheshire CW12 3FA

**Selling Price: £375,000**

- MODERN EXTENDED FOUR BED DETACHED PROPERTY
- UPDATED BATHROOM AND EN SUITE
- CONSERVATORY LOOKING OUT ONTO GARDEN
- ENCLOSED SOUTHERLY FACING GARDEN
- DOUBLE WIDTH DRIVEWAY
- IDEAL CORNER PLOT POSITION
- POPULAR DEVELOPMENT IN A GREAT LOCATION
- NO CHAIN



\*\*\*NO CHAIN\*\*\*

A MODERN AND EXTENDED FOUR BEDROOM DETACHED FAMILY HOME WITH UPDATED BATHROOM AND EN SUITE, THE MACCLESFIELD CANAL CLOSEBY AND SITUATED IN A CUL DE SAC POSITION.

Reception hall, cloakroom, dining room, spacious lounge, kitchen and conservatory. Four double bedrooms, modern en suite shower room and family bathroom. Double width driveway and integral garage. Enclosed rear gardens with paved terrace and lawns.

The property is situated on this established and highly regarded residential development, within walking distance of the town centre, and convenient for the railway station, which offers access to the national rail network. This home offers all the requirements for the modern family and boasts a double width driveway and, in addition, a conservatory to the rear has been added creating a further living space, plus the family bathroom and en suite have both been tastefully updated.

Complemented with PVCu double glazing and gas central heating, with the main entrance offering the reception hall, with cloakroom off and staircase to the first floor. The ground floor continues with a separate dining room, and spacious lounge with living flame gas fire and French doors opening onto the rear terrace. The fitted kitchen has a discreet utility off and finally the conservatory which enjoys an aspect over the rear gardens. From the galleried landing are the four

double bedrooms, modern en suite shower room and family bathroom.

Externally and to the front are lawned gardens and double width driveway, which terminates at the attached single garage. To the rear is an attractive Indian Stone laid terrace, excellent for alfresco entertaining, with steps up to the lawned garden encompassed with well stocked flower borders.

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

OPEN BRICK BUILT PORCH :

**HALL :** Single panel central heating radiator. Coving to ceiling. BT telephone point (subject to BT approval). 13 Amp power points. Stairs to first floor.

**SEPARATE W.C. :** Modern white suite comprising: low level w.c. and contemporary wall mounted wash hand basin. Extractor fan. Chrome centrally heated towel radiator. Glazed white wall tiles with mosaic border. Slate effect floor as laid.

**DINING ROOM 3.66m (12ft 0in) x 2.64m (8ft 8in) to bay:** PVCu double glazed bay window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

**LOUNGE 4.57m (15ft 0in) x 4.29m (14ft 1in) to bay:** PVCu double glazed window to rear aspect together with double glazed french doors to rear patio area. Coving to ceiling. Double panel central heating radiator. Oak style fire surround with living flame basket style gas fire inset on marble effect hearth and back. 13 Amp power points. Television aerial point.

**KITCHEN 3.35m (11ft 0in) x 2.62m (8ft 7in) :** PVCu double glazed window to side aspect. Lined wooden eye level units with two glass fronted display cabinet and base units having roll edge formica preparation surfaces over with sink unit inset. Fitted four ring gas hob with electric oven below and extractor fan over. Space and plumbing for dishwasher. Space for fridge and freezer.

Tiled to splashbacks. Double panel central heating radiator. 13 Amp power points. Full length storage cupboard. Archway to:

**CONSERVATORY 3.66m (12ft 0in) x 3.07m (10ft 1in) :** Brick built base with PVCu double glazed upper panels and triple polycarbonate roof over. Double panel central heating radiator. 13 Amp power points. Ceramic tiled floor. PVCu double glazed doors to patio.

**UTILITY 1.96m (6ft 5in) x 1.6m (5ft 3in) :** Roll edge formica preparation surfaces with stainless steel single drainer sink unit inset with cupboards beneath. Space and plumbing for washing machine. Tiled to splashback areas. Central heating timer controls. 13 Amp power points. Door with access to rear.

First floor :

**LANDING :** Access to roof space. Single panel central heating radiator. 13 amp power points. BT telephone point (subject to BT approval). Airing cupboard with lagged hot water cylinder.

**BEDROOM 1 FRONT 3.61m (11ft 10in) x 3.56m (11ft 8in) :** Two PVCu double glazed window to front aspect. Built-in wardrobes with double mirrored sliding doors. Feature alcove with fitted 13 Amp power points. Television aerial point. Inset spotlight fittings. Single panel central heating radiator.

**En Suite :** PVCu double glazed window to side aspect. Suite comprising: low level w.c., wall mounted wash hand basin and corner shower cubicle with mains shower. Chrome centrally heated towel radiator. Glazed white tiles to half height. Polished black granite effect floor tiles.

**BEDROOM 2 FRONT 3.91m (12ft 10in) x 2.77m (9ft 1in) :** PVCu double glazed window to front aspect. Feature alcove with 13 Amp power points. Television aerial point. Inset spotlight fitting. Single panel central heating radiator.

**BEDROOM 3 REAR 2.95m (9ft 8in) x 2.74m (9ft 0in) :** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 4 REAR 2.77m (9ft 1in) x 2.31m (7ft 7in) :** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM :** PVCu double glazed window to rear aspect. Modern white suite comprising: low level w.c., cantilevered wash hand basin and tile panelled bath with mains fed shower over. Half tiled walls and splashbacks. Chrome centrally heated towel radiator. Extractor fan. Slate effect floor tiles.

Outside :

**FRONT :** Tarmac driveway with parking for two cars terminating at the garage. Lawned area to side.

**INTEGRAL GARAGE 5.44m (17ft 10in) x 2.51m (8ft 3in) internal measurements:** Up and over door. Baxi wall mounted boiler. 13 Amp power points.

**REAR :** Security lights. Paved entertaining area with steps leading to a lawned garden with well stocked flower beds. Gated access to front via one side.

**SERVICES :** All mains services are connected.

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

**AGENTS NOTE :** Under the Estate Agents Act 1979 we disclose to any prospective purchaser that this property is being sold on behalf of a relation of a member of staff associated with Timothy A Brown Estate Agents.

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** E

**DIRECTIONS:** SATNAV CW12 3FA

