

Energy performance certificate (EPC)	
Current energy rating	D
Current energy score	45 out of 100
Property type	Semi-detached house
Total floor area	88 square metres

Rules on letting this property

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


Energy rating and score

This property's energy rating is D. It has the potential to be B.

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 and the average energy score is 50.



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 Giantswood Lane

Giantswood Lane, Congleton, Cheshire CW12 2HG

Selling Price: Offers in Excess of £280,000

- TRADITIONAL SEMI DETACHED HOME ON LARGE PLOT
- OPTIONS TO EXTEND (SUBJECT TO PP)
- THREE BEDROOMS
- AMPLE DRIVEWAY FOR 1-4 CARS
- ATTACHED GARAGE
- ADJACENT GARDEN READY TO LANDSCAPE
- WELL ESTABLISHED & SOUGHT AFTER AREA OF LOWER HEATH

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR ONLINE PROPERTY TOUR ***A TRADITIONAL SEMI DETACHED HOME WITH OPTIONS TO EXTEND (subject to PP) WITH ADJACENT GARDEN WITH POTENTIAL AS A BUILDING PLOT (subject to PP)***

5 Giantswood Lane - a distinctive 3 bedroom house positioned on the border of Congleton. On the edge of the scenic Cheshire countryside and conveniently served by fast motorway, high-speed rail and international air links, Lower Heath is an ideal location for your family, home and business.

The property was built in 1966, and whilst retaining some of its inherent traditional features, is now blessed with a more modern interior.

There is scope to further increase its size as subject to planning permission it may be possible to extend over and into the sizeable garage to create further living and bedroom space. The hidden gem has to be its enviable plot size. It's adjacent garden which measures 155m² may be suitable as a SEPARATE BUILDING PLOT (however no applications have been made to the local authority)

Practically, there is ample driveway parking, for at least three to four cars to the front.

On entering, the reception hall adorned with oak flooring provides the staircase leading to the first floor. Off the hall is a separate cloakroom, complete with wc and wash hand basin. The main sitting room enjoys a window to the front, warmed via a lovely wood burning stove, and naturally flows into the rear dining area. Completing the ground floor is the kitchen, off which is a lean-to utility/porch, with access into the gardens and the impressive sized garage.

The first floor is accessed via a staircase to the galleried landing, which provides doorways to the three bedrooms (two of which are good sized double and the third bedroom being a decent single). Finally is the family bathroom with shower over the bath.

All in all, a deceptive home, with permutations to potentially extend or even separately build on in a locality of constant high demand.

Call Timothy A Brown today.....to arrange your own private viewing!

Giantswood Lane, Lower Heath is a well established and sought after location, with beautiful Cheshire countryside on its doorstep, and with the pretty rural village of Hulme Walfield close by. Westlow Mere is a stone's throw from the property, and a pleasant country stroll could easily become part of your daily routine. Situated in the highly regarded Lower Heath area, with its location also absolutely ideal for walking access to the well regarded 'Eaton Bank Academy'. Within its immediate vicinity offers the likes of Congleton Retail Park which includes Tesco and Marks & Spencer Food, with the town centre within easy reach and such is its position to the north of Congleton allows convenient access to the main Manchester and Macclesfield arterial routes. Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurants and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Lower Heath has outstanding transport and communications links :

- Immediate access to A34 and the just completed Congleton Link Road, which provide convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Lower Heath is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.
- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes.
- Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Timber framed glazed double doors to porch. Solid oak entrance door to:

HALL 12' 11" x 6' 1" (3.93m x 1.85m) into stairs : Low voltage downlighters inset. 13 Amp power points. Understairs store area. Oak effect floor.

SEPARATE W.C. : White suite comprising: low level W.C. and wash hand basin. Tiled walls and floor.

LOUNGE THROUGH DINING 25' 5" x 12' 1" (7.74m x 3.68m) :

LOUNGE AREA : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Recessed exposed brick fireplace with stone mantle and slate hearth with cast iron solid fuel stove inset.

DINING AREA : Double panel central heating radiator. 13 Amp power points. PVCu double glazed french doors to rear decked terrace.

KITCHEN 12' 5" x 8' 4" (3.78m x 2.54m) to bay : Timber framed sealed unit double glazed window to rear aspect. Low voltage downlighters inset. Beech effect eye level and base units with granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in 5 ring gas hob with extractor canopy hood over. Built-in double electric oven and grill. Space for fridge. Space and plumbing for dishwasher. 13 Amp power points.

LEAN TO SIDE PORCH 8' 3" x 6' 4" (2.51m x 1.93m) : Space and plumbing for washing machine. Door to outside. Door to integral garage.

First floor :

GALLERIED LANDING : Oak hand rail; with stringers. PVCu double glazed window to side aspect. Low voltage downlighters inset. Access to roof space.

BEDROOM 1 REAR 12' 4" x 11' 7" (3.76m x 3.53m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Beech effect flooring.

BEDROOM 2 REAR 13' 0" x 9' 0" (3.96m x 2.74m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 9' 7" x 7' 5" (2.92m x 2.26m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Over stairs store cupboard. Beech effect floor.

BATHROOM 8' 1" x 7' 0" (2.46m x 2.13m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C. with concealed cistern, panelled bath with chrome bath taps and mains fed shower over and wash hand basin set in tiled vanity unit. Chrome centrally heated towel radiator. Beech effect floor.

Outside :

FRONT : Wide driveway entrance with driveway parking for 4 vehicles.

SIDE : Open plan garden area ready for landscaping or potential building plot. Subject to local authority consent. Adjacent to the rear of the property is a timber decked area. Cold water tap.

ATTACHED GARAGE 20' 3" x 13' 10" (6.17m x 4.21m) internal measurements : Inspection pit. Power and light. Timber folding doors.

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.**

TAX BAND: C

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 2HG

