



Energy Performance Certificate HM Government

60, Obelisk Way, CONGLETON, CW12 4FY
 Dwelling type: Detached house
 Date of assessment: 17 January 2023
 Date of certificate: 18 January 2023
 Use this document to:
 1. Compare current ratings of properties to see which properties are more energy efficient
 2. Find out how you can save energy and money by making improvement measures

Reference number: 8131-8229-7280-4133-0296
 Type of assessment: RICS/EP rating dwelling
 Total floor area: 106 m²

Estimated energy costs of dwelling for 3 years	£ 2,790
Over 3 years you could save	£ 558

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 208 over 3 years	£ 249 over 3 years	You could save £ 558 over 3 years
Heating	£ 1,583 over 3 years	£ 1,718 over 3 years	
Hot Water	£ 471 over 3 years	£ 228 over 3 years	
Totals	£ 2,262	£ 2,295	

These figures show how much the average household must spend to run this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and ovens, and electricity generated by micro-generation.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 5. The average energy efficiency rating for a dwelling in England and Wales is band D rating 69. The EPC rating shown here is based on standard assumptions about insulation and energy use and may not reflect how energy is consumed by individual households.

Recommended measures	Indicative cost	Typical savings over 3 years
1. Floor insulation (recommended)	£200 - £3,000	£ 127
2. Low energy lighting for all fixed outlets	£25	£ 79
3. Replace boiler with new condensing boiler	£2,200 - £3,000	£ 246

See page 5 for full list of recommendations for this property.
 To receive 5 star full list of recommendations you can take to reduce your energy bills, visit www.consumers.gov.uk or call telephone 0800 440322. The Green Deal may enable you to make your home warmer and cheaper to run.

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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

60 Obelisk Way
 Congleton, Cheshire CW12 4FY

Selling Price: £375,000

- MODERN DETACHED EXECUTIVE STYLE FAMILY HOME
- FOUR BEDROOMS
- EN SUITE SHOWER ROOM
- DOUBLE WIDTH DRIVEWAY
- ENCLOSED LANDSCAPED GARDEN
- POPULAR ESTABLISHED DEVELOPMENT
- CONVENIENT ACCESS TO TOWN CENTRE
- COMPETITIVELY PRICED & NO CHAIN

****NO ONWARD CHAIN****

A GREAT FOUR BEDROOM DETACHED FAMILY HOME OF GENEROUS PROPORTIONS. SITUATED ON THE HIGHLY REGARDED WOODLAND PARK DEVELOPMENT. EASY REACH TO TOWN CENTRE AND IDEAL FOR COMMUTERS TO MANCHESTER, MACCLESFIELD AND STAFFORDSHIRE.

Entrance hall. Cloakroom. Spacious lounge. Modern kitchen, dining room and utility. Galleried landing. Four bedrooms. En suite and family bathroom. Enclosed landscaped gardens. Integral single garage and private driveway.

Why you'll like it...

Discreetly positioned, with a double width driveway and attached single garage, this modern family home is just ready and waiting for the lucky new owner.

It is positioned on the fringe of the highly regarded Woodlands Development with the recently opened, fine dining restaurant, The Orange Tree, just a few minutes walk away and located conveniently for the town centre, which offers its array of shops, bars and restaurants with Congleton Retail Park within walking distance offering national retailers to include Marks & Spencer Food and Tesco, Halfords and Home Bargains to name but a few. Virtually immediate access on to the main arterial route to the M6 Motorway, which lies 6 miles to the west, and Manchester International Airport is approximately 17 miles north, again easily accessed by road.

Through the front door you pass through the spacious reception hall, with beech effect flooring, and a return staircase to the first floor. Doorways off the hall lead

in turn to the cloakroom, main sitting room, and kitchen with utility off.

Bedrooms and bathrooms.....

The galleried landing delivers you to the four bedrooms, the master complemented with an en suite shower room and finally the family bathroom fitted with a crisp white suite.

Outside.....

The rear gardens are well enclosed and landscaped with terrace, lawns and established well stocked borders. Practically is an extensive width driveway and attached GARAGE.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : Open porch with quarry tiled floor. Panelled front door with upper glazed panels.

ENTRANCE HALL 10' 0" x 6' 11" (3.05m x 2.11m): Coving to textured ceiling. Double panel central heating radiator. Door to downstairs storage cupboard. 13 Amp power points. Matt finished stone effect ceramic tiles as laid. Doors to all ground floor rooms. Stairs to first floor.

CLOAKROOM : PVCu double glazed window to front aspect. Suite comprising: low level w.c. and wash hand basin. Tiled to splashbacks. Single panel central heating radiator. Matt finished stone effect ceramic tiles as laid.

LOUNGE 13' 11" x 13' 0" (4.24m x 3.96m) into bay: PVCu double glazed bay window to front aspect. Two small PVCu double glazed windows to side aspect. Feature Victoriana fireplace with inset coal effect living flame gas fire set on marble hearth with Adams style fire surround. Double panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 3 Wall light points. 13 Amp power points. Beech effect to floor.

DINING ROOM 2.9m (9ft 6in) x 2.74m (9ft 0in) : Single panel central heating radiator. 13 Amp power points. PVCu double glazed french doors to rear garden.

BREAKFAST KITCHEN 11' 11" x 9' 1" (3.63m x 2.77m): PVCu double glazed window to rear aspect. Range of light oak Shaker style laminate eye level and base units with marble effect roll edge formica preparation surfaces over having one and a half bowl single drainer stainless steel sink unit inset. Integrated fridge and dishwasher. Built-in 4-ring gas hob with electric oven and grill below and extractor fan with light above. Double panel central heating radiator. Tiled to splashbacks. Under pelmet lighting. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Matt finished stone effect ceramic tiles as laid. Archway to:

UTILITY ROOM 2.13m (7ft 0in) x 1.45m (4ft 9in) : Stainless steel single drainer sink units in matching base unit. Tiled to splashbacks. Space and plumbing for washing machine. Space for tumble dryer. Extractor fan. Wall mounted gas central heating boiler. 13 Amp power points. Matt finished stone effect ceramic tiles as laid. PVCu double glazed door to rear.

FIRST FLOOR GALLERIED LANDING : Airing cupboard housing hot water cylinder. Access to roof space.

BEDROOM 1 FRONT 3.71m (12ft 2in) x 3.66m (12ft 0in) : PVCu double glazed window to front aspect. Two built-in double wardrobes. Single panel central heating radiator. BT telephone point (subject to BT approval). Television aerial point. 13 Amp power points. Door to:

EN-SUITE 6' 1" x 4' 1" (1.85m x 1.24m): PVCu double glazed window to side aspect. White suite comprising: low level W.C. and pedestal wash hand basin. Shower cubicle housing a thermostatically controlled mains fed shower. Extractor fan. Single panel central heating radiator.

BEDROOM 2 REAR 10' 1" x 9' 1" (3.07m x 2.77m): PVCu double glazed window to rear aspect. Built-in double wardrobe. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 1" x 8' 0" (2.77m x 2.44m) plus door recess: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Access to eaves storage.

BEDROOM 4 FRONT 8' 1" x 6' 1" (2.46m x 1.85m) plus door recess: PVCu double glazed window to front aspect. Single panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power points.

BATHROOM 6' 10" x 6' 0" (2.08m x 1.83m): PVCu double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with electric shower over. Single panel central heating radiator. Fully tiled walls. Shaver point. Extractor fan.

OUTSIDE FRONT : To the front there is a double width tarmac driveway providing off road parking and terminating at the garage. To the right of the driveway there is a lawned garden with shrub borders. Path to the side of the property leads to the rear.

GARAGE 16' 1" x 8' 0" (4.90m x 2.44m) internal measurements: Metal up and over door. Power and light. Rear door.

OUTSIDE REAR : Adjacent to the rear of the property is a large paved terrace spanning the full width of the property with pergola. Steps lead up to the garden with timber decked seating area and lawn.

SERVICES : All mains services are connected.

TENURE : Freehold (subject to solicitors verification)

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: E

DIRECTIONS: SATNAV: CW12 4FY

