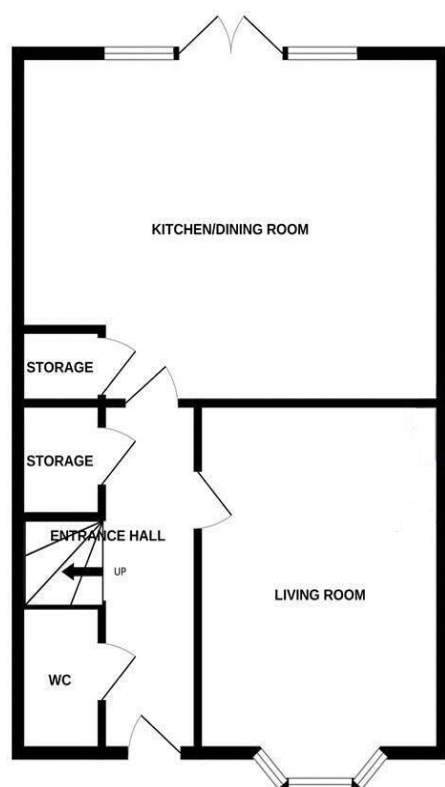
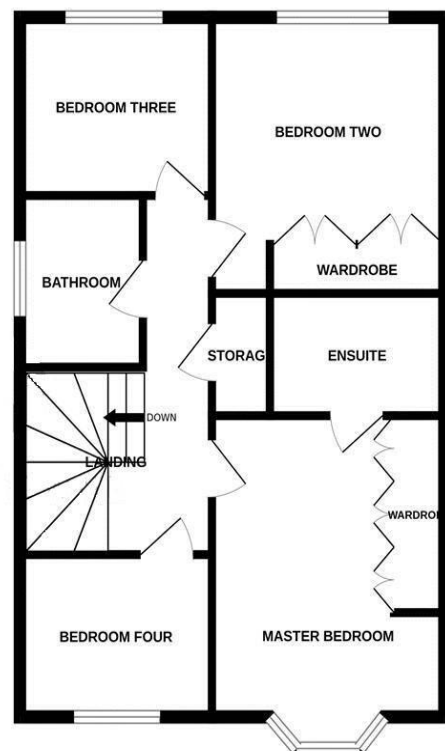


GROUND FLOOR



1ST FLOOR



### Energy performance certificate (EPC)

3 Dobson Way Congleton, Cheshire	Energy rating	B	Valid until	28 September 2033
	Current		Certificate number	0996-0996-7913-9028-0111

Property type: Detached house  
Total floor area: 109 square metres

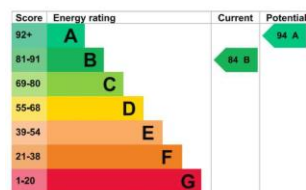
#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can view [guidance for landlords on the conditions for properties on the energy performance certificate \(EPC\) register](#).

#### Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



**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)

**8 Dobson Way**  
Congleton, Cheshire CW12 1GP

**Selling Price: £350,000**

- SPACIOUS FOUR BEDROOM DETACHED HOME
- LOUNGE WITH BAY WINDOW & FEATURE FIREPLACE
- CONTEMPORARY DINING KITCHEN WITH INTEGRATED APPLIANCES
- MODERN BATHROOM SUITE & EN-SUITE SHOWER ROOM
- DETACHED SINGLE GARAGE & AMPLE PARKING
- ENCLOSED REAR GARDEN
- LOCATED ON THE FRINGE OF THE TOWN
- IDEAL FOR FAMILIES & COMMUTERS
- RESIDUE OF 10 YEAR NHBC



## FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\* NO CHAIN \*\*\* A competitively priced detached home.

Built by Redrow who are one of the largest residential construction companies in the UK. The property is from their Heritage Collection to the sought after 1930's style having part rendered brick elevations, PVCu double glazed windows, with the front ones being of bay construction, under a tile roof and having gas fired central heating.

The property was constructed in 2018 and is located on the edge of Congleton.

The property is set back from the main road behind a service road and garden and is therefore not overlooked at the front. The front door has a weather canopy over and allows access to a long hall with stairs, W.C./Cloakroom off and doors to a front bay window lounge with feature fireplace and to the rear is a fitted dining kitchen with integrated appliances, French doors to rear patio and garden and deep storage cupboard incorporating space and plumbing for a washing machine.

At first floor level, there are four bedrooms, two having double fitted wardrobes and the master having en-suite shower room, and completing the accommodation is a family bathroom with shower and screen over the bath.

Externally, there is a garden and driveway extending to the side and terminating at the detached single garage. The rear garden is fully enclosed having patio area leading onto lawn with shrub/flower borders.

In a reversal of the usual pattern, it is older pupils who will have less far to go for school, with Eaton Bank Academy just a short walk from the development. Eaton Bank is rated 'good with outstanding features' by Ofsted and is a highly popular school delivering great results. Congleton High School offers an alternative, and is ranked 'good' by Ofsted. Primary pupils have a short school run to either Buglawton

Primary, Havannah Primary or St Mary's Catholic Primary, all just a few minutes drive away and all ranked 'good'.

Situated in the highly regarded Lower Heath area, which 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 restaurant and bars, you can effortlessly unwind from the working week with family and friends. 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 Congleton Link Road, providing 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.

- Congleton railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

We would recommend early viewing at this attractive asking price - don't delay, pick up the phone and make that appointment!

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

**ENTRANCE :** Composite front door to:

**HALL :** Stairs. Radiator. Laminate floor. Door to deep storage cupboard. Doors to principal rooms.

**CLOAKROOM W.C. :** PVCu double glazed opaque window. White suite comprising: Low level W.C., and wash hand basin. Radiator. Laminate floor.

**LOUNGE 16' 4" x 11' 7" (4.97m x 3.53m):** PVCu double glazed bay window. Feature fire place. Radiator.

**KITCHEN DINER 19' 7" x 14' 7" (5.96m x 4.44m):** PVCu double glazed French doors to patio and garden. Cream matching fitted eye level and base units with laminate surfaces. Stainless steel single drainer 1.5 bowl sink unit inset. AEG gas hob with extractor over. Double oven. Fridge freezer. Dishwasher. Tiled splashbacks. Feature radiator. Deep storage cupboard with space and plumbing for a washing machine.

**First Floor :**

**LANDING :** Storage cupboard housing gas boiler. Doors to principal rooms.

**BEDROOM 1 FRONT 14' 1" x 10' 9" (4.29m x 3.27m) max:** PVCu double glazed bay window. Double fitted wardrobes. Radiator.

**EN SUITE :** PVCu double glazed opaque window. White suite comprising: Low level W.C., wash hand basin and double sized shower enclosure. Chrome heated towel radiator.

**BEDROOM 2 REAR 12' 0" x 9' 0" (3.65m x 2.74m):** PVCu double glazed window. Double fitted wardrobes. Radiator.

**BEDROOM 3 REAR 9' 3" x 7' 7" (2.82m x 2.31m):** PVCu double glazed window, Radiator.

**BEDROOM 4 FRONT 7' 3" x 8' 6" (2.21m x 2.59m):** PVCu double glazed window. Radiator.

**BATHROOM 6' 10" x 5' 9" (2.08m x 1.75m):** PVCu double glazed opaque window. White suite comprising: Low level W.C., wash hand basin and panelled bath with shower and screen over. Partly tiled walls. Chrome centrally heated towel radiator. Shaver point. Tiled floor.

**DETACHED GARAGE 18' 7" x 9' 7" (5.66m x 2.92m):** Brick under a tile roof. Up and over vehicle access door. Power and light. TV point.

**REAR :** Enclosed patio onto lawn garden with shrub borders.

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

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

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

**LOCAL AUTHORITY:** Cheshire East **TAX BAND:** E

**DIRECTIONS:** SATNAV CW12 1GP

