


8/15/22, 10:02 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
46 MOSS ROAD CONGLETON CW12 3BN	Energy rating: D Valid until: 28 June 2031 Certificate number: 3739-8526-3000-0541-7226
Property type	Detached bungalow
Total floor area	68 square metres

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read [guidance for landlords on the requirements and exemptions](https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be C.
[See how to improve this property's energy performance.](#)

The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 50



<https://find-energy-certificates.service.gov.uk/energy-certificates/3739-8526-3000-0541-7226/printout>

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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46 Moss Road
Congleton, Cheshire CW12 3BN

Offers in the Region Of £335,000

- TRADITIONAL DETACHED BUNGALOW ON GENEROUS PLOT
- MODERNISATION REQUIRED
- THREE BEDROOMS
- LARGE ATTACHED GARAGE & WORKSHOP
- EXTENSIVE DRIVEWAY & MATURE GARDENS WITH FARMLAND VIEWS
- DESIRABLE MOSS ROAD LOCALITY
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

WATCH OUR NEW INTERACTIVE 360 TOUR

NO ONWARD CHAIN

COMES WITH HUGE POTENTIAL** *GENEROUS PLOT SIZE WITH EXTENSIVE FARMLAND VIEWS** *TRADITIONAL 3 BED ROOM BUNGALOW WITH MASSES OF OPPORTUNITY** *MODERNISATION REQUIREDPRIME MOSS ROAD LOCALITY** *WALKING DISTANCE OF MOSSLEY PRIMARY SCHOOL, CONGLETON RAILWAY STATION AND ON THE CUSP OF OPEN COUNTRYSIDE***

Such a unique opportunity to capture a MOSSLEY located, attractive and traditional property which perches proudly amidst a very generous plot, with huge potential to add SIGNIFICANT VALUE, and transform this charming bungalow into something quite special. You'll be immediately impressed with gorgeous views and established gardens surrounding, and it soon becomes apparent the property is bursting with potential, ready to be unlocked.

Don't just take our word for it, take the opportunity to view our NEW INTERACTIVE 360 DEGREE ONLINE TOUR....you will be impressed. Reception hall, sitting room, kitchen, sun porch, three bedrooms and bathroom. Extensive driveway and mature gardens. PVCu double glazing. Gas central heating. Attached workshop and large attached garage. Sat proudly on 'Moss Road', one of the area's most prestigious locations, this true detached bungalow is bursting with potential allowing the eventual new owner to transform to the home of their dreams.

You will be hard pressed to find a such a home, located in a prime area with such array of conveniences laid out on it's doorstep. Literally within 10 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a just opened micro bar, coffee and cake eating hostelry....with a lovely eclectic relaxed atmosphere. School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus before and after schools and day nursery are within easy reach too.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. Cheshire countryside is pretty much on its doorstep and you can enjoy gentle walks along the tree lined Biddulph Valley disused railway line and Macclesfield Canal, plus Congleton Golf Club and Astbury Golf Club are both nearby.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Aluminum framed sealed unit double glazed sliding door to:

PORCH : Quarry tiled floor. Feature glass block wall. Hardwood panelled door to:

HALL : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. BT telephone point. Linen cupboard housing Baxi gas combi boiler. Single panel central heating radiator.

LOUNGE 17' 5" x 11' 4" (5.30m x 3.45m): Dual aspect PVCu double glazed windows. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Brick faced open coal fireplace and hearth. Wood framed glazed folding doors to kitchen.

KITCHEN 10' 1" x 9' 0" (3.07m x 2.74m): PVCu double glazed window to rear aspect. Range of laminated wood effect eye level and base units having roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Space for fridge. Space and plumbing for washing machine. Space for electric cooker. Double panel central heating radiator. 13 Amp power points. Wood panelled and glazed door to rear sun porch.

SUN PORCH 9' 4" x 5' 0" (2.84m x 1.52m): PVCu double glazed window panels. Tongue and groove panelling to ceiling. 13 Amp power points. PVCu double glazed sliding door to outside.

BEDROOM 1 FRONT 11' 1" x 10' 5" (3.38m x 3.17m) into wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Two built-in double wardrobes with louvred door and overhead store cupboards.

BEDROOM 2 REAR 9' 7" x 9' 0" (2.92m x 2.74m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 8' 6" x 7' 0" (2.59m x 2.13m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 5' 10" x 5' 8" (1.78m x 1.73m): PVCu double glazed window to rear aspect. Low level W.C. Pedestal wash hand basin. Large walk-in shower cubicle with shower boarding and glass screen and sliding door housing a Triton electric shower. Single panel central heating radiator. Tiled walls.

Outside :

FRONT : Stone gate entrance posts lead to the tarmac driveway for 2/3 vehicles with further hardstanding space to the side of the garage. Perimeter path with an expanse of front lawns.

REAR : Extending to the full width of the property is a paved terrace with steps down to the sunken lawned garden, all of which abuts farmland. To the right hand side (as you face the property) is a further garden area having been used as a vegetable plot. Space for greenhouse and shed.

ATTACHED GARAGE 18' 0" x 9' 5" (5.48m x 2.87m) internal measurements: PVCu double glazed window to side aspect. Double timber doors. Inspection pit. Power and light. Personal door.

ATTACHED WORKSHOP 17' 7" x 9' 3" (5.36m x 2.82m) including W.C. area: PVCu double glazed windows to dual aspects. 13 Amp power points. Timber panelled entrance door.

W.C. : PVCu double glazed window to rear aspect. Low level W.C. Wash hand basin.

TENURE : The property is leasehold. Term of the lease is 999 years which commenced on 10th Jan 1801 with 776 years remaining and is subject to a peppercorn rent.

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: From our offices proceed along West Street turning right into Antrobus Street and then left onto Mill Street. At the roundabout take the third exit onto Mountbatten Way and bear right at the traffic lights. On reaching the pelican crossing bear left into the High Street and turn right opposite Congleton Town Hall, on to Canal Street which in turn becomes Canal Road. Continue over the railway bridge and take your immediate right into Moss Road. Continue along and No 46 will be found on the right hand side clearly identified by our For Sale board.

