



Energy Performance Certificate HM Government

104, Boundary Lane, CONGLETON, CW12 3JF

Dwelling type: Semi-detached house
Date of assessment: 12 November 2018
Date of certificate: 12 November 2018

Reference number: 8066-2812-7100-0368-9025
Type of assessment: R080P, existing dwelling
Total floor area: 122 m²

Use this document for:
 * Compare current ratings of properties to see which properties are more energy efficient
 * Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years	£ 2,376
Over 3 years you could save	£ 381

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 383 over 3 years	£ 291 over 3 years	You could save £ 92 over 3 years
Heating	£ 2,022 over 3 years	£ 1,768 over 3 years	You could save £ 254 over 3 years
Hot Water	£ 281 over 3 years	£ 188 over 3 years	You could save £ 93 over 3 years
Totals	£ 2,686	£ 2,085	£ 601

These figures show how much the average household would spend in 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 mobile, and electronics 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 8. 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 construction and energy use and may not reflect how energy is consumed by individual households.

Recommended measures	Indicative costs	Typical savings over 3 years
1 Floor insulation (underground floor)	£800 - £1,200	£ 167
2 Low energy lighting for all fixed outlets	£20	£ 130
3 Boiler water heating	£4,000 - £8,000	£ 93

See page 3 for a full list of recommendations for this property.

For more information about the recommendations, please visit: www.gov.uk/guidance/energy-efficiency-recommendations or call 0800 123 1234 (standard national rate). The Green Deal may enable you to fund your home heating and energy costs.

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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.



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104 Boundary Lane
Congleton, Cheshire CW12 3JF

Offers in Excess of £335,000

- EXTENDED THREE BEDROOM SEMI DETACHED PERIOD PROPERTY
- FASHIONABLE OPEN PLAN LIVING DINING KITCHEN
- DINING ROOM & SITTING ROOM
- AMPLE DRIVEWAY
- PRIVATE GARDENS
- SOUGHT AFTER MOSSLEY LOCATION
- NO ONWARD CHAIN

****NO ONWARD CHAIN**COMPETITIVELY PRICED****

AN ELEGANT 1930/40's STYLE THREE BEDROOM SEMI WITH A TWIST!!!!!! CLEVERLY EXTENDED PROVIDING FASHIONABLE OPEN PLAN LIVING TO THE GROUND FLOOR. PRIVATE GARDENS. AMPLE DRIVEWAY. PRIME MOSSLEY AREA LOCATION.

Entrance hall. Sitting room. Dining room. Light and airy open plan living dining kitchen with aspect over the rear gardens. Three bedrooms and luxurious modern family bathroom. Full PVCu double glazing and gas central heating. Extensive driveway. Private enclosed gardens.

Positioned in Mossley, one of Congleton's most desirable locations. Cheshire's countryside is immediately on its doorstep, yet the property is within 250m of local bus routes, and within the catchment of Mossley C of E primary school which is only 200m away. The main railway station is within easy walking distance as are the parade of shops at High Town. Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with this property being just off the A527 (Biddulph to Congleton road).

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.

The accommodation briefly comprises:
(all dimensions are approximate)

Brick arched feature with quarry tiled floor to :

ENTRANCE : PVCu double glazed door with matching side panels to:

RECEPTION HALL : Picture Rail. Single panel central heating radiator with cover. Limestone effect tiled floor. Understairs store cupboard. Return staircase to first floor with pine hand rail and newel post.

SITTING ROOM 15' 1" x 11' 1" (4.59m x 3.38m): Timber framed sealed unit double glazed bow window to front aspect with leaded and stained glassed upper lights. Single panel central heating radiator. 13 Amp power points. Art Deco fireplace with coal effect gas fire inset. Book shelves to each alcove.

DINING ROOM 17' 3" x 11' 8" (5.25m x 3.55m): Timber framed sealed unit double glazed bow window to front aspect. Single panel central heating radiator. 13 Amp power points. Recessed double store cupboard. Double timber panelled French doors to:

L SHAPED OPEN PLAN LIVING/DINING KITCHEN 21' 5" x 20' 8" (6.52m x 6.29m) Overall Measurements:

Kitchen area 13' 2" x 10' 0" (4.01m x 3.05m): Low voltage downlighters inset. Range of modern light oak fronted eye level

units with under pelmet lighting and base units with wood block preparation surfaces over with ceramic Belfast sink with mixer tap. Integrated dishwasher and washing machine. Dual fuel range cooker with extractor hood over. Space for fridge/freezer. Glazed tiles to splashbacks. Single panel central heating radiator. 13 Amp power points. Limestone effect tiled floor.

Living/Dining Area 22' 0" x 10' 11" (6.70m x 3.32m): Velux roof lights. Low voltage downlighters inset. Two radiators with covers. 13 Amp power points. Television aerial point. Cupboard housing Baxi combination boiler. Natural oak flooring. Two PVCu double glazed French doors to rear garden.

First floor :

GALLERIED LANDING : Picture rail. PVCu double glazed window to front aspect. 13 Amp power points.

BEDROOM 1 FRONT 17' 3" x 9' 2" (5.25m x 2.79m) into wardrobes and bay: Timber framed sealed unit double glazed bow window to front aspect. Picture rail. Single panel central heating radiator. Television aerial point. 13 Amp power points. Extensive range of fitted wardrobes and drawers to one wall.

BEDROOM 2 FRONT 15' 1" x 11' 1" (4.59m x 3.38m) to bay and alcoves: Timber framed sealed unit double glazed bow window to front aspect. Single panel central heating radiator. Television aerial point. 13 Amp power points. Feature fireplace.

BEDROOM 3 REAR 8' 2" x 6' 7" (2.49m x 2.01m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Fitted double wardrobe with mirrored sliding doors.

BATHROOM 9' 3" x 5' 5" (2.82m x 1.65m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level w.c. with concealed cistern, wash hand basin set in vanity unit with double cupboard and panelled bath with bath/shower mixer. Separate and fully enclosed shower cubicle housing a mains fed shower. Stone effect tiled walls. Chrome centrally heated towel radiator. Slate effect tiled floor.

Outside :

FRONT : Double gates to tarmac driveway which opens up to allow parking for 3/4 cars. Lawned area with deep borders.

REAR : Adjacent to the rear of the property is an Indian stone paved patio beyond which are lawned gardens enclosed with a mixture of mature hedgerow and timber lapped fencing. Side store area with timber garden shed. Gated access to the front. Cold water tap. Outside lighting.

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: D

DIRECTIONS : Opposite the Town Hall turn right into Canal Street which in turn becomes Canal Road. Proceed up Canal Road for approximately half a mile over the railway bridge taking the third right into Boundary Lane where the property will be found on the right hand side clearly identified by our For Sale board.

