



Total area: approx. 74.1 sq. metres (798.0 sq. feet)
All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents.
Plan produced using PlanUp.

Energy Performance Certificate			
46 Parson Street, CONGLETON, CW12 4ED			
Dwelling type:	Semi-detached house	Reference number:	8007-3813-6330-3627-4943
Date of assessment:	20 May 2014	Type of assessment:	EAEP (new building)
Date of certificate:	20 May 2014	Total floor area:	77 m ²
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 making improvement measures			
Estimated energy costs of dwelling for 3 years:		£ 1,125	
Over 3 years you could save:		£ 174	
Estimated energy costs of this home			
Lighting	Current costs £ 144 over 3 years	Potential costs £ 144 over 3 years	Potential future savings £ 0 over 3 years
Heating	£ 728 over 3 years	£ 728 over 3 years	£ 0 over 3 years
Hot Water	£ 245 over 3 years	£ 89 over 3 years	You could save £ 174 over 3 years
Totals	£ 1,117	£ 961	£ 174
These figures show how much the average household would spend in this property for heating, lighting and hot water. The available energy use for running appliances like TVs, computers and cookers, and any 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 3.		The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).	
Actions you can take to save money and make your home more efficient			
Recommended measure	Indicative cost	Typical savings over 3 years	
1 Solar water heating	£4,000 - £8,000	£ 87	
2 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 726	

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
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46 Parson Street
Congleton, Cheshire CW12 4ED

Selling Price: £200,000

- MODERN ARCHITECTURALLY DESIGNED SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- PRIVATE DRIVEWAY
- ENCLOSED REAR GARDEN
- WALKING DISTANCE OF TOWN CENTRE
- NO CHAIN

****NO ONWARD CHAIN****

Individual architecturally designed; semi-detached home built approx. 10 years ago. A modern energy efficient home with private driveway parking and enclosed garden with attractive Indian stone paving and artificial lawn.

Entrance hall. Dining Kitchen. Lounge. Landing. Two double bedrooms and bathroom. Full PVCu double glazing and gas central heating.

People love Parson Street with its wide road, unrestricted parking and characterful terraces, and especially with no. 46 being a modern semi, it will prove to grab early attention, so make your move...and be quick!! It's a terrific position, being at the top of the road, where parking becomes less competitive. Being within walking distance of the town centre and all the amenities on offer as well as Tesco and Congleton Retail Park and is also fantastically located for the ever popular Astbury Mere Country Park. A wonderful community spirited place for walkers, runners, and water based activities available at the shore side outdoor pursuits centre. 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'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.

Congleton has outstanding transport and communications links: Immediate access to A34 and the Congleton Link Road, provides convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. Congleton is a 15 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. 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)

CANOPY STORM PORCH : Composite panelled door with double glazed upper light.

HALL : Single panel central heating radiator. Stairs to first floor. Door to:

DINING KITCHEN 16' 7" x 8' 4" (5.05m x 2.54m): Low voltage downlighters inset. PVCu double glazed window to front aspect. Fitted with a range of contemporary hi-gloss eye level and base units in cream with granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in stainless steel 4-ring gas hob with electric oven/grill below with matching extractor hood over. Integrated slimline dishwasher and fridge. Space and plumbing for washing machine. Double panel central heating radiator. 13 Amp power points. Double doors to lounge.

SEPARATE W.C. : Modern white suite comprising: low flush W.C. and wash hand basin. Chrome centrally heated towel radiator.

SITTING ROOM 15' 9" x 12' 5" (4.80m x 3.78m): 13 Amp power points. Television aerial point. Double panel central heating radiator. Oak effect flooring. PVCu double glazed french doors to rear garden.

First floor :

LANDING 8' 0" x 6' 4" (2.44m x 1.93m): PVCu double glazed window to side aspect. Single panel central heating radiator. Access to roof space. Door to linen cupboard with Worcester gas combi central heating boiler. Doors to all other rooms.

BEDROOM 1 FRONT 13' 2" x 10' 1" (4.01m x 3.07m) maximum to wardrobes: PVCu double glazed window to front aspect. 13 Amp power points. Single panel central heating radiator. Fitted double wardrobes with mirrored sliding doors.

BEDROOM 2 REAR 12' 4" x 9' 5" (3.76m x 2.87m): PVCu double glazed window to rear aspect. 13 Amp power points. Single panel central heating radiator. Fitted double wardrobes with mirrored sliding doors.

BATHROOM 6' 8" x 5' 9" (2.03m x 1.75m): White suite comprising: low flush W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Tiled to splashback. Chrome centrally heated towel radiator. Shaver point.

Outside :

FRONT : Double width tarmac driveway (parking for two small cars side by side).

REAR : Enclosed garden with Indian stone laid patio and central area laid with artificial grass. Plastic storage box. Power point. Cold water tap.

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

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: B

DIRECTIONS: SATNAV: CW12 4ED

