



English | [Contact](#)

Energy performance certificate (EPC)

34 Essex Close Congleton CW12 1JR	Energy rating D	1983 sqft 14 June 2014
Property type Mid-terrace house	Certificate number 0390-2793-0300-2864-6007	
Total floor area 71 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 regulations and exemptions](#) that have been introduced to help landlords comply with the regulations and improve energy efficiency.

Energy rating and score

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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	67 D	86 B
39-54	E		
21-38	F		
1-20	G		

The graph shows the property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

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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34 Essex Close
Congleton, Cheshire CW12 1SH

Selling Price: £220,000

- SPACIOUS MID MEWS HOME
- LOUNGE/DINER
- THREE BEDROOMS
- DRIVEWAY PARKING & INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- CUL-DE-SAC LOCATION IN LOWER HEATH AREA
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

*****NO ONWARD CHAIN***MOTIVATED SELLER** SPACIOUS THREE BEDROOM MID MEWS HOME SITUATED IN A QUIET CUL-DE-SAC. GARAGE, LONG DRIVEWAY AND ENCLOSED GARDEN.**

Discreetly located cul de sac position, in the Lower Heath area. Ideal for the commuter due to its convenient road links to Macclesfield and the A34 Manchester directions.

Its proximity to Congleton Town centre, Eaton Bank Academy, Congleton Retail Park, plus its accessibility to Westlow Mere and the surrounding countryside bring much added value to the fine location.

The property has gas central heating and full PVCu double glazing and is offered with an entrance hall, lounge/diner and kitchen. To the first floor are **THREE WELL BALANCED BEDROOMS** and modern bathroom.

The property further benefits from a good sized integral garage, off-road driveway parking and front and rear gardens.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : PVCu entrance door with opaque double glazed fanlight to:

ENTRANCE HALL : Single panel central heating radiator. Door to garage.

LOUNGE/DINER 5.92m (19ft 5in) max x 4.47m (14ft 8in) reducing to 2.95m (9ft 8in): PVCu double glazed window to rear aspect. Double panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points. PVCu double glazed door to rear garden having matching window to side. Stairs to first floor.

KITCHEN 3.05m (10ft 0in) x 2.21m (7ft 3in) : PVCu double glazed bow window to front aspect. Fitted with a range of pine effect eye level and base units having granite effect roll edge preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. Bosch inset 4-ring induction hob with Bosch electric oven/grill below and wall mounted extractor hood over. Tiled to splashbacks. 13 Amp power points.

First floor :

LANDING : Built-in storage cupboard. Access to roof space. Doors to:

BEDROOM 1 REAR 3.3m (10ft 10in) x 3.2m (10ft 6in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 3.28m (10ft 9in) x 2.9m (9ft 6in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 2.49m (8ft 2in) x 1.98m (6ft 6in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. Wall mounted Baxi gas combi central heating boiler. BT telephone point (subject to BT approval). 13 Amp power points.

BATHROOM 8' 1" x 5' 6" (2.46m x 1.68m): PVCu opaque double glazed window to front aspect. Fitted with a white suite comprising: low level w.c., pedestal wash hand basin and curved panelled bath having mixer tap and Mira shower unit over with curved shower screen. Fully tiled walls. Centrally heated towel radiator. Extractor fan.

Outside :

FRONT : Tarmac driveway providing off-road parking. Lawn area.

INTEGRAL SINGLE GARAGE 4.88m (16ft 0in) x 2.34m (7ft 8in) maximum internal measurements: Up and over door. Power and light. Plumbing for washing machine.

REAR : Laid to lawn with timber lapped fencing. Shared rear passage to front.

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1SH

