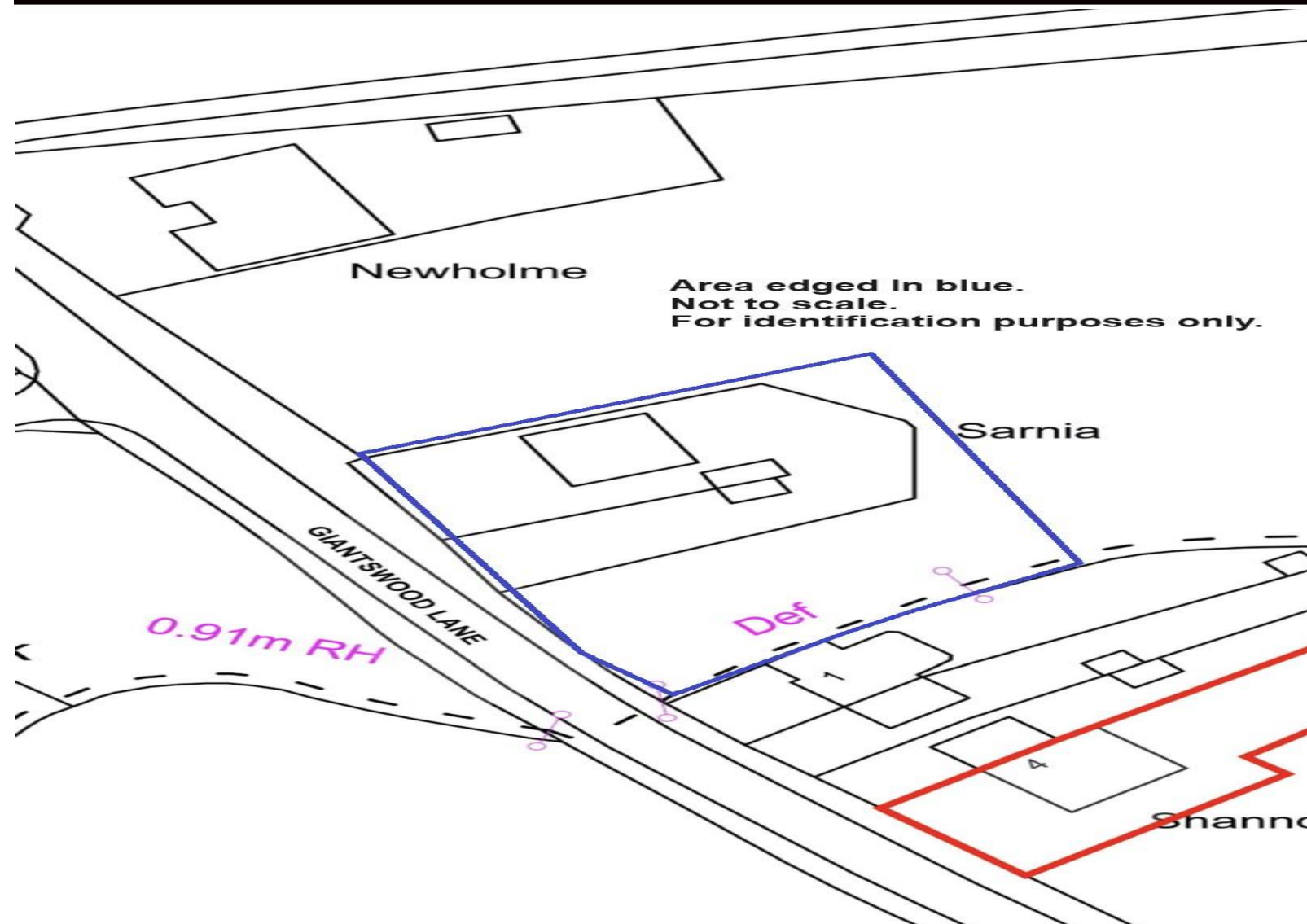
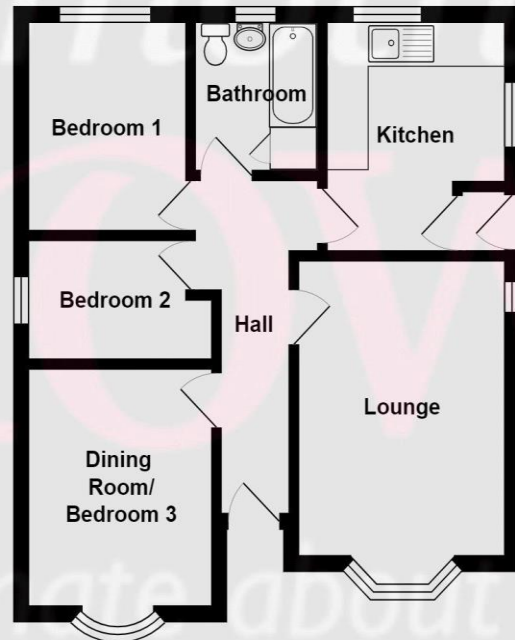


All contents, positioning & measurements are approximate and for display purposes only



Energy Performance Certificate

Sarnia, Somerford Booths, CONGLETON, CW12 2JN
 Dwelling type: Detached bungalow Reference number: 9562-2803-7903-9998-8065
 Date of assessment: 17 October 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 18 October 2018 Total floor area: 86 m²

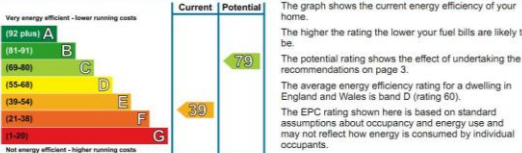
Use this document to:
 • Compare current ratings of properties to see which properties are more energy efficient
 • Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,039
Over 3 years you could save	£ 1,401

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 228 over 3 years	£ 228 over 3 years	
Heating	£ 2,283 over 3 years	£ 1,188 over 3 years	You could save £ 1,401 over 3 years
Hot Water	£ 528 over 3 years	£ 222 over 3 years	
Totals	£ 3,039	£ 1,638	

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 cookers, and electricity generated by microgeneration.

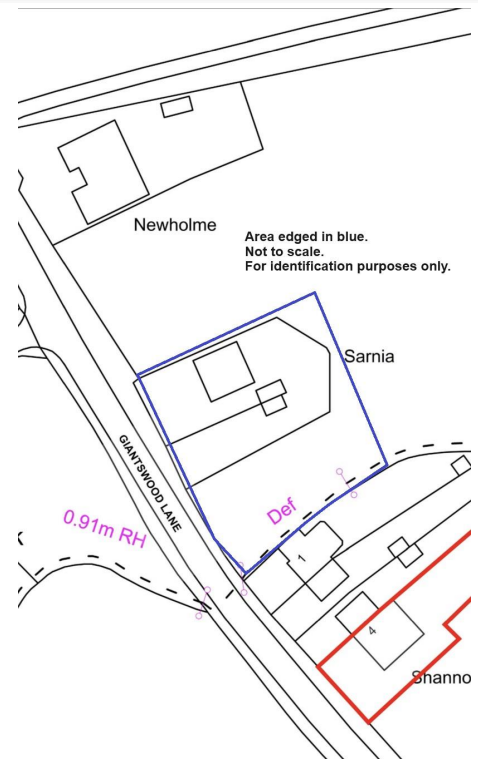
Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 135
2 Cavity wall insulation	£500 - £1,500	£ 405
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 264

See page 3 for a full list of recommendations for this property.
 To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



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 Fax: 01260 299280
 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Sarnia, Giantswood Lane,
 Somerford Booths,
 Congleton, Cheshire CW12 2JN

£565,000

- CLASSIC RURAL CHESHIRE
- BOUNDLESS OPPORTUNITIES TO EXTEND & RE-DEVELOP
- PERMITTED DEVELOPMENT PERMISSION GRANTED
- READY TO MOVE IN AS IS
- DETACHED THREE BEDROOMS
- SUBSTANTIAL GROUNDS AND GARDENS
- SURROUNDED BY FARMLAND
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

**DEVELOPMENT

OPPORTUNITY**POTENTIAL TO CREATE YOUR OWN BESPOKE RESIDENCE**

BOUNDLESS POTENTIAL TO RENOVATE OR EXTENSIVELY EXTEND under Permitted Development. Allowing the creation of either an extensive single storey OR A two storey residence with up to four bedrooms. Visit Cheshire East planning department - Planning Reference No: 21/4975C.

Permitted Development has been granted for:
1. Ground floor extension only
2. First floor addition only, or
3. Both ground and first floor additions

** Existing property is a detached 3 bedroom bungalow ** Fabulous rear garden in the middle of beautiful Cheshire Countryside** Far reaching rear views ** A stone's throw from Westlow Mere ** Short drive away from Congleton town centre and Retail Park ** Convenient location for Macclesfield and Manchester direction commuting **Huge driveway** Detached garage** Stunning rear garden **

Enjoying an amazing countryside position and with stunning views to all aspects! The property is located on the sought after Giantswood Lane, a pleasant lane which runs in to spectacular countryside in the rural

village of Hulme Walfield. Westlow Mere is a stones throw from the property, and a pleasant country stroll could easily become part of your daily routine. Its position, close to the Lower Heath area of Congleton, lends itself to quick and convenient access to the main arterial routes to Manchester and Macclesfield, and Manchester International Airport, and with knowledge of the area, easy routes are available to the main A34, south to Staffordshire. Congleton railway station provides links to the national rail network and connections to frequent expresses to London.

The area has recently been further enhanced with the completion of the new Congleton link road which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family & friends.



The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Enclosed storm porch. High security steel skinned door with double glazed centre panel.

HALL : Single panel central heating radiator. 13 Amp power points.

LOUNGE 16' 9" x 11' 10" (5.10m x 3.60m): Timber framed sealed unit double glazed bay window to front aspect. PVCu double glazed window to side. Coving to ceiling. Two single panel central heating radiators. 13 Amp power points. Feature fireplace not to be used. Television aerial point.

DINING ROOM / BEDROOM 3 12' 0" x 11' 10" (3.65m x 3.60m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

KITCHEN 14' 0" x 10' 8" (4.26m x 3.25m): Timber framed sealed unit double glazed window to rear and side aspects. Coving to ceiling. Range of hand painted oak fronted eye level and base units with preparation surfaces and stainless steel single drainer sink unit inset. Freestanding electric cooker. Space for fridge. 13 Amp power points. Single panel central heating radiator. Floor mounted Mistral oil fired central heating boiler. Glazed door to side with small vestibule and high security steel skinned double glazed panelled to outside.

BEDROOM 1 REAR 10' 4" x 12' 0" (3.15m x 3.65m): Timber framed sealed unit double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Range of built-in wardrobes.

BEDROOM 2 SIDE 11' 11" x 7' 5" (3.63m x 2.26m): Timber framed sealed unit double glazed window to side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.



BATHROOM 8' 4" x 6' 10" (2.54m x 2.08m): Timber framed sealed unit double glazed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and tiled panelled bath with Triton electric shower over. Fully tiled walls. Single panel central heating radiator.

Outside :

FRONT : Through wrought iron double gates the tarmac driveway with lawns either side leads to a wide parking area for numerous vehicles. Detached garage with car port to side.

REAR : Extensive lawned gardens abutting open farmland.

DETACHED GARAGE 19' 2" x 9' 2" (5.84m x 2.79m) **internal measurements**: Double opening timber doors. Power and light. Space and plumbing for washing machine.

TENURE : Freehold (subject to solicitors verification).

SERVICES : Mains water and electricity. Heating via oil fired central heating. Drainage via septic tank.

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

LOCAL AUTHORITY: Cheshire EAST

TAX BAND: E

DIRECTIONS: SATNAV CW12 2JN

