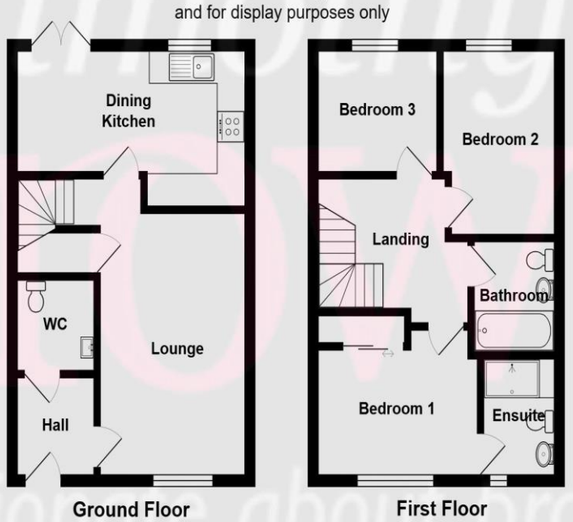
All contents, positioning & measurements are approximate and for display purposes only



9/7/26, 10:18 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

73 Shire Avenue Congleton CW12 4FS	Energy rating **B**	Valid until:	**17 August 2035**
		Certificate number:	**5735-4238-7100-0058-0296**

Property type	Mid-terrace house
Total floor area	80 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 (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

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

See how to improve this property's energy efficiency.

https://find-energy-certificate.service.gov.uk/energy-certificate/5735-4238-7100-0058-0296 1/7

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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Timothy a brown

www.timothyabrown.co.uk

Timothy a brown
FOR SALE
01260 271255









73 Shire Avenue

Congleton, Cheshire CW12 4FS

Selling Price: Guide Price £285,000

- MODERN THREE-BEDROOM HOME IN SUPERB SHOW-HOME CONDITION
- ATTRACTIVE POSITION OVERLOOKING A CHILDREN'S PLAY PARK
- SPACIOUS LOUNGE WITH FRONT-FACING ASPECT
- STYLISH KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- FRENCH DOORS OPENING ONTO THE REAR GARDEN
- PRINCIPAL BEDROOM WITH CONTEMPORARY EN-SUITE SHOWER ROOM
- DOUBLE-WIDTH BLOCK-PAVED DRIVEWAY PROVIDING OFF-ROAD PARKING
- ENCLOSED REAR GARDEN WITH LAWN, PATIO AND PATHWAY

A Beautifully Presented Modern Home Overlooking a Pleasant Play Park Constructed in recent years and presented in superb, almost show home condition throughout, this attractive three-bedroom property enjoys a delightful position overlooking a children's play park within a highly sought-after development on the edge of Congleton.

Benefitting from PVCu double glazing, a composite entrance door and gas-fired central heating, the accommodation is both stylish and practical, making it ideal for a wide range of purchasers including first-time buyers, young families and those looking to downsize.

The accommodation briefly comprises an entrance hall with cloakroom/WC, a spacious front-facing lounge and an attractive fitted kitchen/dining room featuring integrated appliances and French doors opening onto the rear garden.

To the first floor, the landing provides access to the principal rooms including a generous master bedroom with en-suite shower room, two further well-proportioned bedrooms and a contemporary family bathroom.

Externally, the property is approached via a double-width block-paved driveway providing off-road parking.

To the rear is a fully enclosed garden, mainly laid to lawn, complemented by a paved patio and pathway, creating an ideal space for outdoor entertaining and family enjoyment.

The property forms part of a popular residential development, conveniently positioned close to the Congleton bypass while remaining within easy reach of the town centre, highly regarded schools and the amenities of West Heath Shopping Centre.

Properties of this calibre, in such an appealing location, are always in strong demand.

Early viewing is highly recommended to fully appreciate the quality of accommodation on offer.

In the meantime, take a look at our video tour to experience everything this superb home has to offer.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Composite front door with opaque PVCu double glazed window to hall.

HALL 5' 9'' x 5' 0'' (1.75m x 1.52m): Radiator. Doors to lounge and W.C. 13 Amp power points.

SEPARATE W.C. 5' 0'' x 5' 0'' (1.52m x 1.52m): White suite comprising W.C. and wash hand basin.

LOUNGE 18' 3'' x 10' 9'' (5.56m x 3.27m) max 16'1" min: PVCu double glazed window. 13 Amp power points. Door to understairs cupboard. Stairs. Door to kitchen diner.

KITCHEN DINER 16' 6'' x 7' 4'' (5.03m x 2.23m): PVCu double glazed window and double doors to garden. Radiator. 13 Amp power points. Fully fitted base and eye level units with laminated timber effect working surfaces with inset one and a half bowl single drainer stainless steel sink with mixer tap. Concealed Ideal combi gas central heating boiler. Gas hob with oven below and extractor canopy over. Integrated dishwasher, fridge and freezer. Space and plumbing for washing machine. Low voltage downlighters to ceiling.

First Floor :

LANDING : Radiator. 13 Amp power points. Access to roof space. Doors to principal rooms.

BEDROOM 1 FRONT 11' 4'' x 10' 1'' (3.45m x 3.07m) max: PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Mirror fronted sliding doors to double wardrobes.

EN SUITE 7' 2'' x 4' 11'' (2.18m x 1.50m): PVCu double glazed opaque window. Low voltage downlighters. Electric shower point. Radiator. White suite comprising low level W.C., pedestal wash hand basin with mixer tap and double sized tiled shower enclosure with sliding glass door.

BEDROOM 2 REAR 11' 3'' x 7' 9'' (3.43m x 2.36m): PVCu double glazed window to rear aspect. 13 Amp power points. Radiator.

BEDROOM 3 REAR 8' 6'' x 7' 3'' (2.59m x 2.21m): PVCu double glazed window to rear aspect. 13 Amp power points. Radiator.

BATHROOM 6' 8'' x 5' 7'' (2.03m x 1.70m): White suite comprising Low level W.C., pedestal wash hand basin and panelled bath with shower and glass screen over. Partly tiled walls. Radiator.

Outside :

FRONT : Double block brick driveway. Electric car charger. Overlooking recreation park area with children's play area and equipment.

REAR : Enclosed lawned rear garden with patio flagged path to rear pedestrian access gate. Outside tap and light.

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

TENURE : Freehold. Service estate charge: £259 per annum.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4FS







