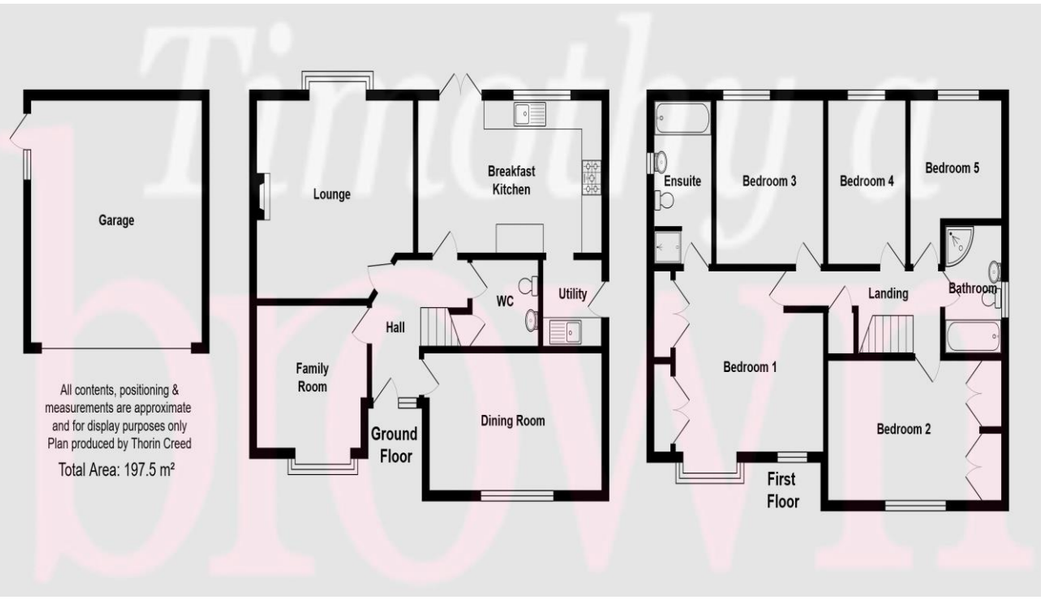
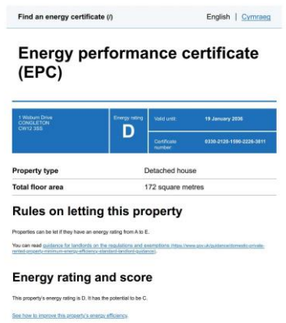




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Energy performance certificate (EPC)

1 Woburn Drive CONGLETON CW12 3SS	Energy rating D	Valid until	19 January 2036
		Certificate number	6330-2120-1590-2226-3811
Property type	Detached house		
Total floor area	172 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 D. It has the potential to be C.

See how to improve this property's energy efficiency.

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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
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Timothy a brown

www.timothyabrown.co.uk

Timothy a brown
FOR SALE
01260 271255







1 Woburn Drive

Congleton, Cheshire CW12 3SS

Selling Price: £580,000

- EXECUTIVE DETACHED FAMILY HOME IN THE HIGHLY SOUGHT AFTER MOSSLEY AREA
- IDEALLY POSITIONED JUST OFF READES LANE ON A POPULAR RESIDENTIAL DEVELOPMENT
- GENEROUS AND VERSATILE FIVE BEDROOM ACCOMMODATION
- SPACIOUS LOUNGE, FAMILY ROOM & DINING ROOM, LARGE DINING KITCHEN WITH SEPARATE UTILITY ROOM
- MASTER BEDROOM WITH ENSUITE, PLUS FOUR FURTHER WELL PROPORTIONED BEDROOMS
- ATTRACTIVE FRONT & REAR LAWNED GARDENS
- DETACHED DOUBLE GARAGE & DRIVEWAY
- CONVENIENT FOR LOCAL AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

We are delighted to receive instructions to market this executive detached family residence, ideally located just off Reades Lane within the ever-popular Mossley area, on a highly sought-after residential development.

This substantial home offers generous and versatile living accommodation, briefly comprising: welcoming entrance hall, lounge, family room, dining room, spacious dining kitchen, and utility room to the ground floor.

To the first floor, the master bedroom benefits from its own ensuite, complemented by four further well-proportioned bedrooms and a modern family bathroom.

Externally, the property has gardens to both the front and rear, along with the added advantage of a detached double garage.

You will be hard pressed to find a family sized home, located in a prime area with such an array of conveniences laid out on it's doorstep. Literally within 10 minutes' walk (if that…depending on your speed) you will find the town railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, public houses, hairdressers and post office, School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus a day nursery are within easy reach too.

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.

An internal inspection is strongly recommended to fully appreciate the true scale and quality of accommodation on offer.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Open porch with front door to:

ENTRANCE HALL : Single panel central heating radiator. Alarm. Coving to ceiling. Laminate flooring. Doors to:

CLOAKROOM 6' 6'' x 6' 0'' (1.98m x 1.83m): White suite comprising: Low level W.C. and vanity wash hand basin. Single panel central heating radiator. Tiles to splash backs. Extractor fan. Door to understairs storage cupboard. Tiled floor.

FAMILY ROOM 12' 0'' x 11' 1'' (3.65m x 3.38m) max into bay: Double glazed bay window. Double panel central heating radiator. Laminate flooring.

DINING KITCHEN 10' 11'' x 18' 6'' (3.32m x 5.63m): Double glazed window. Wall and base units with working surface over. One and a half bowl stainless steel sink and drainer. Built-in Neff double oven. Built-in Neff microwave. Inset Neff 5-ring gas hob with Neff chimney extractor over. Built-in Neff dishwasher. Built-in Neff fridge and freezer. Tiled to splash backs. Double panel central heating radiator. Space for table and chairs and central island base unit. Tiled floor. Double glazed French doors to rear garden.

UTILITY ROOM 6' 2'' x 6' 0'' (1.88m x 1.83m): Base units matching kitchen with working surfaces over. Single bowl stainless steel sink and drainer. Tiled to splashbacks. Plumbing for washing machine. Wall mounted boiler. Single panel central heating radiator. Tiled floor. Door to side of the property.

LOUNGE 15' 9'' x 15' 9'' (4.80m x 4.80m): Double glazed bay window. Coving to ceiling. Television aerial point. Double and single panel central heating radiators. Sandstone fireplace with gas fire.

DINING ROOM 17' 5'' x 9' 7'' (5.30m x 2.92m): Double glazed window. Coving to ceiling. Double panel radiator.

First Floor :

LANDING : Coving to ceiling. Access to roof space. Airing cupboard. Single panel central heating radiator. Doors to all principle rooms.

BEDROOM 1 15' 4'' x 14' 11'' (4.67m x 4.54m) plus wardrobe space: Double glazed window. Coving to ceiling. Two built-in wardrobes. Double panel central heating radiator.

EN SUITE BATHROOM 11' 3'' x 5' 9'' (3.43m x 1.75m): Double glazed opaque window. Low level W.C., vanity hand basin, bath and enclosed shower cubicle. Tiled to splashbacks. Single panel central heating radiator. Extractor fan. Half tiled walls. Electric shaver point.

BEDROOM 2 15' 3'' x 9' 9'' (4.64m x 2.97m) plus wardrobe space: Double glazed window. Single panel central heating radiator. Two built-in double wardrobes.

BEDROOM 3 11' 5'' x 10' 10'' (3.48m x 3.30m): Double glazed window. Single panel central heating radiator.

BEDROOM 4 11' 5'' x 7' 9'' (3.48m x 2.36m): Double glazed window. Single panel central heating radiator.

BEDROOM 5 11' 5'' x 9' 4'' (3.48m x 2.84m) max into door recess: Double glazed window. Single panel central heating radiator.

BATHROOM 9' 0'' x 5' 8'' (2.74m x 1.73m): Double glazed opaque window. White suite comprising: low level W.C., vanity wash hand basin, bath and enclosed shower cubicle. Shaver point. Double panel radiator. Extractor fan.

Outside :

FRONT : Spacious lawn area with pathways providing gated access to the rear from both sides.

SIDE : To the side of the property a tarmac driveway provides off road parking space and access to the double garage.

REAR : Low maintenance attractive landscaped garden with stone patio leading onto the artificial lawn having slate chippings around and a corner patio area.

DETACHED DOUBLE GARAGE 17' 3'' x 16' 10'' (5.25m x 5.13m): Up and over door. Power. Light. Personal door and window to garden.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: F

DIRECTIONS: SATNAV: CW12 3SS







