



3 Railway Cottages

Station Yard, Congleton,
Cheshire CW12 3DA

Selling Price: £160,000

- TWO BEDROOM TERRACE COTTAGE
- LOUNGE THROUGH DINING ROOM
- KITCHEN & BATHROOM
- GAS CENTRAL HEATING & PVCu DOUBLE GLAZING
- SHORT WALKING DISTANCE TO HIGHTOWN & ALL AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

A competitively priced period terrace home located in a little known charming woodland back water of Hightown, Congleton, but having the advantage of being within a short walk of all the amenities.

This home has an attractive appearance and has the benefit of gas fired central heating and PVCu double glazing. The single storey kitchen extension was re-roofed last year.

The internal accommodation comprises lounge through dining room, fitted cottage style kitchen, landing with doors to two bedrooms and bathroom. There is plenty of car parking to the front and to the rear is an enclosed yard which is brick paved with borders and rear gate.

Please ring to book a viewing to appreciate this home and its real potential to put "your own stamp on it"!

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE: PVCu double glazed door to:

PORCH: Tiled floor. Door to:

LOUNGE THROUGH DINING ROOM:

Lounge Area 12' 0" x 11' 0" (3.65m x 3.35m): PVCu double glazed window. Covings to ceiling. Multi fuel cast iron log burner set on slate hearth and mantelpiece around. Radiator. 13 Amp power points.

Dining Area 11' 11" x 11' 0" (3.63m x 3.35m): Beams to ceiling. Feature cast iron fireplace. Radiator. 13 Amp power points. Staircase with cupboard below. Door to:



KITCHEN 14' 4" x 7' 0" (4.37m x 2.13m): Double glazed window and door. Cottage style kitchen having cream units with Belfast sink and wooden surfaces. 5 ring gas hob with extractor over and oven below. Tiled splashbacks. Space for fridge/freezer. Space and plumbing for a dishwasher and washing machine. Radiator. 13 Amp power points. Wall mounted Glow-worm gas central heating boiler. Quarry tiled floor.

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

BEDROOM 1 12' 0" x 11' 0" (3.65m x 3.35m): PVCu double glazed window to front aspect. Picture rail. Feature cast iron fireplace with tiled hearth. Radiator. 13 Amp power points. TV point. BT point.

BEDROOM 2 8' 4" x 5' 2" (2.54m x 1.57m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points. TV point. BT point. Door to deep cupboard/wardrobe over the stairs.

BATHROOM: Low voltage downlighters inset. PVCu double glazed opaque window to rear aspect. White suite comprising: panelled bath with mixer shower and screen over, low level W.C. and wash hand basin set in vanity unit. Chrome heated towel radiator. Separate radiator. Partly tiled walls. Laminate floor.

Outside :

REAR: Brick paved yard with rear gate.

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

TENURE: Freehold (subject to solicitor's verification).

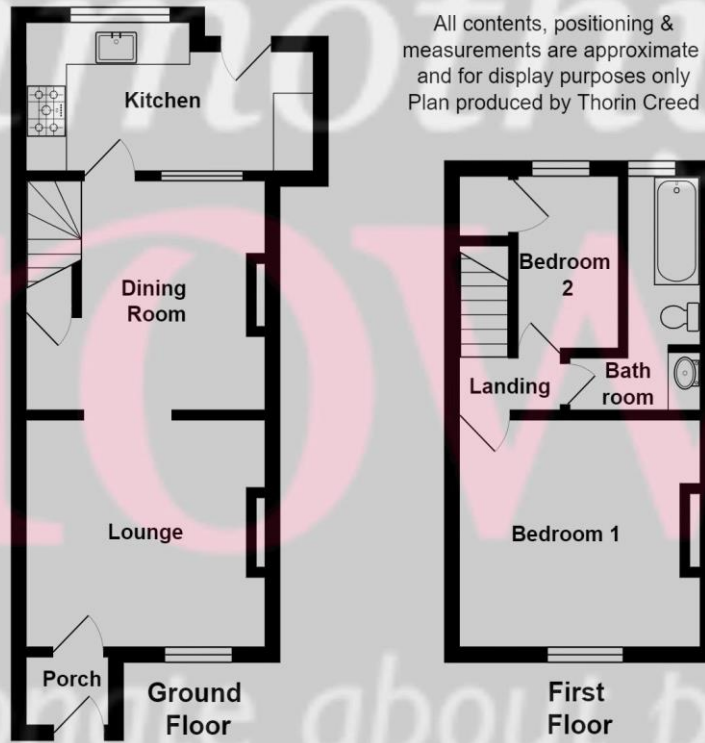
VIEWING: Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East **TAX BAND:** A

DIRECTIONS: SATNAV CW12 3DA



Total Area: 60.6 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



Energy performance certificate (EPC)							
3 Railway Cottages Station Yard CONGLETON CW12 3DA	<table border="1"> <tr> <td>Energy rating</td> <td>C</td> </tr> <tr> <td>Valid until:</td> <td>19 May 2034</td> </tr> <tr> <td>Certificate number:</td> <td>0330-2990-9350-2124-8815</td> </tr> </table>	Energy rating	C	Valid until:	19 May 2034	Certificate number:	0330-2990-9350-2124-8815
Energy rating	C						
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Certificate number:	0330-2990-9350-2124-8815						
Property type	Mid-terrace house						
Total floor area	61 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) (<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 C. It has the potential to be B.

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

The graph shows this 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	85 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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