



## 10 New Street

Congleton, Cheshire CW12 3AH

Selling Price: Fixed £150,000

- CHARMING 2 BEDROOM TERRACE
- FITTED KITCHEN & BATHROOM
- CLEAN AND TIDY ORDER
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- SMALL ENCLOSED COURTYARD TO REAR
- WALKING DISTANCE TO TOWN CENTRE & CONGLETON PARK
- NO CHAIN

## FOR SALE BY PRIVATE TREATY (Subject to contract)

**\*\*\*NO ONWARD CHAIN\*\*\*    \*\*\*IDEAL FIRST TIME BUYERS HOME\*\*\*    \*\*\*A CHARMING AND DECEPTIVELY SPACIOUS TWO BEDROOM TERRACE\*\*\*  
**\*\*\*CLEAN AND TIDY ORDER\*\*\*    \*\*\*FITTED KITCHEN AND BATHROOM\*\*\*    \*\*\*SMALL ENCLOSED COURTYARD TO REAR\*\*\*    \*\*\*POPULAR LOCATION WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE, CONGLETON PARK AND LEISURE CENTRE\*\*\*  
**\*\*\*UNRESTRICTED ON STREET PARKING\*\*******

Lounge through dining room. Kitchen. TWO BEDROOMS. Bathroom with shower over the bath. PVCu double glazing and gas central heating. Bijou courtyard to rear.

Literally within a 'stone's throw' of the town centre and its shops, bars and restaurants. The "award winning" Congleton Park is found "at the end of the road" which is a majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

### The accommodation briefly comprises:

(all dimensions are approximate)

**FRONT ENTRANCE** : PVCu double glazed door with glazed upper panel to:

**LOUNGE/THROUGH DINING ROOM 24' 0" x 11' 10" (7.31m x 3.60m)**: PVCu double glazed windows to dual aspects. Exposed beams to ceiling. Two double panel central heating radiators. Brick built open coal fireplace with quarry tile hearth. 13 amp power points. Stairs to first floor. Understairs store cupboard.



**KITCHEN 10' 0" x 7' 11" (3.05m x 2.41m)**: PVCu double glazed window to rear aspect. Painted wood panel fronted base units with Formica preparation surfaces over with stainless steel single drainer sink unit inset. Built-in four ring gas hob with electric oven below. Space and plumbing for washing machine. 13 amp power points. Space for fridge. PVCu double glazed door to rear. Wall mounted Glow-worm gas central heating boiler.

**First Floor :**

**GALLERIED LANDING** : Deep recessed cupboard. Access to roof space.

**BEDROOM 1 FRONT 11' 0" x 10' 1" (3.35m x 3.07m) to wardrobes**: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 amp power points. Double built in wardrobes to each alcove.

**BEDROOM 2 12' 0" x 5' 1" (3.65m x 1.55m)**: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points.

**BATHROOM 10' 0" x 7' 10" (3.05m x 2.39m)**: PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with Triton electric shower over. Single panel central heating radiator. Exposed floorboards. Airing cupboard with lagged hot water cylinder.

**OUTSIDE REAR** : Small enclosed yard with gated access to shared rear passage leading onto the front of New Street.

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

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

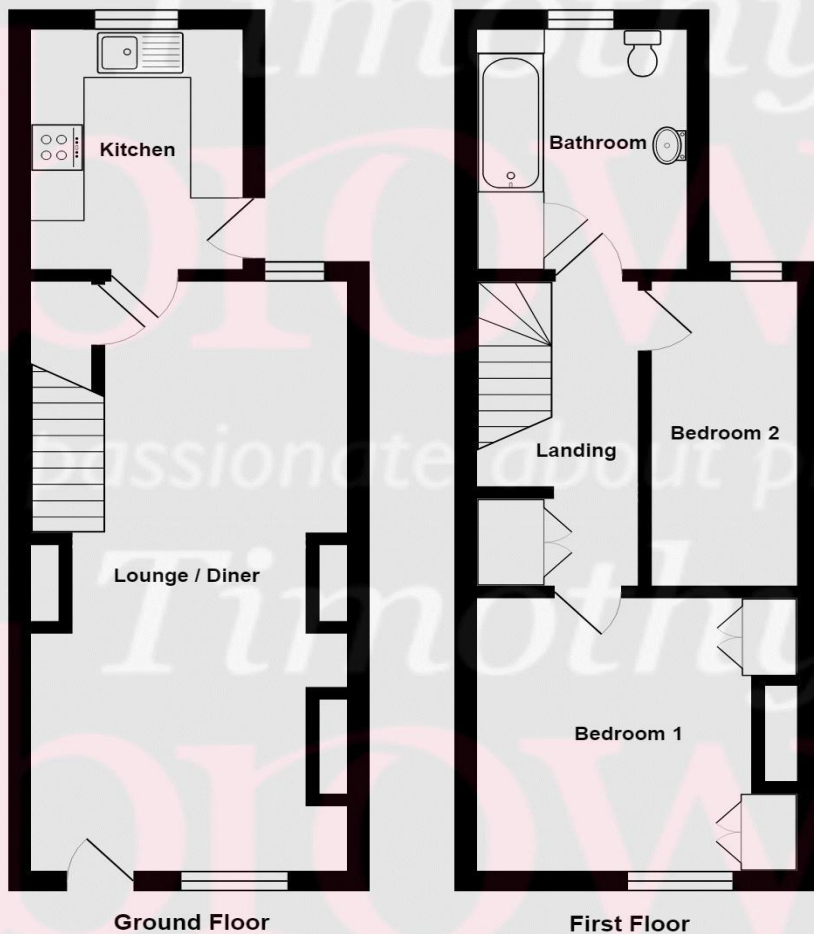
**VIEWING** : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: B

**DIRECTIONS**: SATNAV CW12 3AH





Ground Floor First Floor

Total Area: 70.0 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

### Energy performance certificate (EPC)

10, New Street CONGLETON CW12 3AH	Energy rating <b>D</b>	Valid until: 9 December 2028
		Certificate number: 9859-2848-6125-9508-2281

Property type	Mid-terrace house
Total floor area	70 square metres

### Rules on letting this property

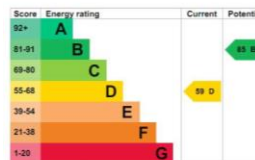
Properties can be let if they have an energy rating from A to E.

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 D. 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

### 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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