

Energy performance certificate (EPC)

6b Heywood Street CONGLETON CW12 4DL	Energy rating D	Valid until: 18 January 2032 Certificate number: 9415-3012-6209-2012-7200
--	---------------------------	--

Property type: Top-floor flat

Total floor area: 44 square metres

Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

This property's current energy rating is D. It has the potential to be D.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	65 D
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel 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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 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

6, 6a & 6b Heywood Street,
Congleton, Cheshire CW12 4DL

Selling Price: £173,000

- GOOD SOLID INVESTMENT OPPORTUNITY
- GROUND, FIRST & SECOND FLOOR FLATS
- IDEAL FOR LANDLORDS OR INVESTORS
- SELLING WITH TENANTS IN SITU
- CLOSE TO CONGLETON TOWN CENTRE

FOR SALE BY PRIVATE TREATY (Subject to contract)

A READY MADE INCOME GENERATING PROPERTY INVESTMENT** **IDEAL FOR THE BUDDING LANDLORD TO ADD TO THEIR PORTFOLIO AND EQUALLY OF INTEREST TO THOSE STEPPING FOOT INTO PROPERTY INVESTMENT WORLD

GOOD SOLID INVESTMENT OPPORTUNITY - TASTEFULLY CONVERTED CHARACTERFUL GROUND, FIRST AND SECOND FLOOR FLATS EACH INCOME GENERATING £375 PCM, £450PCM AND £430 PCM RESPECTIVELY - SELLING WITH TENANTS IN SITU.

SECOND FLOOR - A unique loft conversion offering accommodation full of quirkiness and original design that is more likely to be found in a city centre than a quiet Congleton street with views over Congleton roof tops towards the Cloud. Upon entering the property it can be seen that the level of finish applied matches the thought that has gone into the layout and use of the space available. The accommodation, to be found in neutral decorative order, comprises: open plan lounge/bedroom measuring nearly 23ft, fitted kitchen incorporating integrated appliances and contemporary wet room.

FIRST FLOOR - This particular first floor apartment forms part of the three storey period style end of terrace complemented with gas central heating with the main accommodation comprising: double bedroom, lounge, bathroom and kitchen

GROUND FLOOR – This ground floor apartment with its own private access forms part of a converted three storey end of terrace. Complemented with PVCu double glazing and gas central heating via a modern Worcester combination boiler with the main accommodation briefly comprising: entrance hallway,

lounge, double bedroom, kitchen, and bathroom. To the rear is a small enclosed yard.

Their location is practical too, with such an array of conveniences laid out on its doorstep, as they're literally only a couple of minutes' walk of the town centre with its ever increasing selection of shops, bars and restaurants as well as being only a short walk to the "award winning" Congleton Park. 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)

6b Heywood Street:

FRONT ENTRANCE : Communal hardwood entrance door. Stairs and entrance door to:

ENTRANCE HALL : Timber framed window to front aspect. Single panel central heating radiator. Stairs to:

OPEN PLAN LOUNGE/BEDROOM 6.98m (22ft 11in) x 3.96m (13ft 0in) **maximum overall measurements** : PVCu double glazed windows to front and side aspects. Two Velux double glazed roof windows. Feature exposed beam and metalwork. Two double panel central heating radiators. 13 Amp power points. Wall mounted digital heating controls. Cupboard housing combi gas central heating boiler. Stripped wooden flooring. Door to:

KITCHEN 2.46m (8ft 1in) x 2.46m (8ft 1in) : Two double glazed Velux roof windows. Fitted with modern white base units having granite effect preparation surfaces over with stainless steel single drainer sink unit inset. 2-Ring halogen hob with integrated oven below. Built-in fridge and freezer. Built-in washing machine. Built-in dishwasher. 13 Amp power points. Door to:

WET ROOM : Double glazed Velux roof window. White suite comprising: low level w.c. and vanity wash hand basin having cupboard below. Bristan open shower having oversize shower head. Fully tiled walls. Heated chrome ladder style towel rail. Extractor fan.

6a Heywood Street:

MAISONETTE ENTRANCE : Private entrance door on Elizabeth Street with fanlight to:

HALL : Timber doors to main rooms.

KITCHEN 10' 3" x 9' 0" (3.12m x 2.74m) : PVCu double glazed window to rear aspect. Range of white laminate fronted eye level and base units with granite effect preparation surfaces over having stainless steel single drainer sink unit inset with mixer tap. Built in 4 ring gas hob with electric oven below. Space for fridge. Space and plumbing for washing machine. Wall mounted Worcester combination gas fired central heating boiler. 13 Amp power points. Timber door with glazed panel to rear courtyard.

LOUNGE 13' 5" x 12' 0" (4.09m x 3.65m) : Single panel radiator. PVCu double glazed window to Elizabeth Street. Exposed beam to ceiling. Door to:

INNER LOBBY 5' 6" x 5' 2" (1.68m x 1.57m) : Potential computer study area. Door to bedroom.

DOUBLE BEDROOM 10' 11" x 8' 2" (3.32m x 2.49m) : Feature recessed fireplace. PVCu double glazed window to front aspect. 13 Amp power points.

BATHROOM : PVCu double glazed window to side aspect. Champagne coloured suite comprising: low level w.c, wash hand basin and panelled bath with mixer shower tap. Partly tiled walls.

OUTSIDE REAR : Small rear courtyard.

6 Heywood Street: :

GROUND FLOOR ENTRANCE :

STAIRS TO :

FIRST FLOOR ACCOMMODATION :

DOUBLE BEDROOM 12' 4" x 11' 0" (3.76m x 3.35m) : Window to front aspect. Single panel central heating radiator. 13 Amp power points.

LOUNGE 13' 6" x 12' 1" (4.11m x 3.68m) : A good sized room with feature fireplace with tiled hearth and back with Adams style fire surround. Double glazed window to side aspect. Dado rail. Single panel central heating radiator. 13 Amp power points.

INNER HALLWAY : Door to:

BATHROOM : Opaque window to side aspect. Suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Tiled to splashbacks. Single panel central heating radiator.

KITCHEN/DINER 10' 1" x 9' 0" (3.07m x 2.74m) : Window to Elizabeth Street elevation. A range of wall and base units having roll edge formica preparation surfaces over with Stainless Steel single drainer sink unit inset. Wall mounted combination boiler. Space for slot-in gas cooker. Space and plumbing for washing machine. Single panel central heating radiator. Tiled to splashbacks.

TENURE : Leasehold: 150 years. Ground Rent: £100 per annum. Service charge: £165 per annum.

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

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

TAX BAND: A LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4DL

