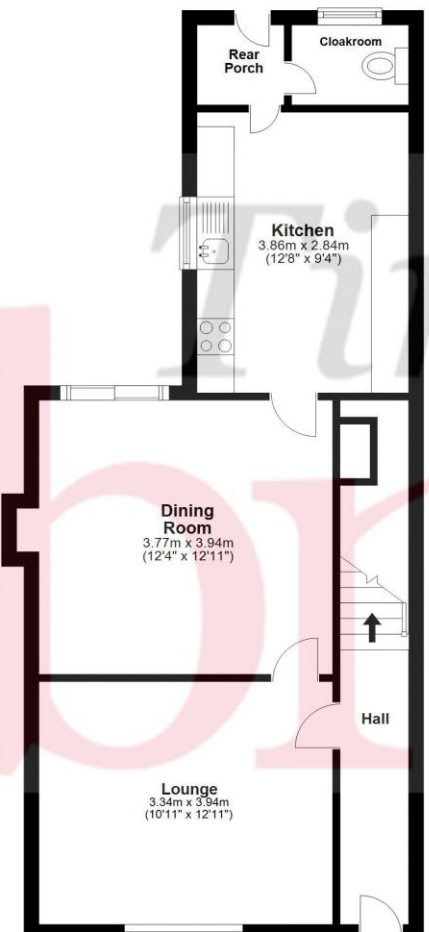
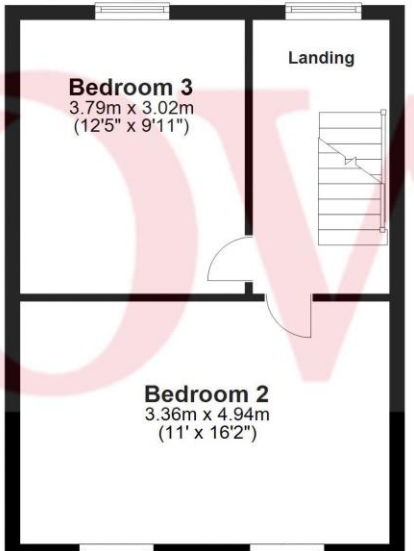


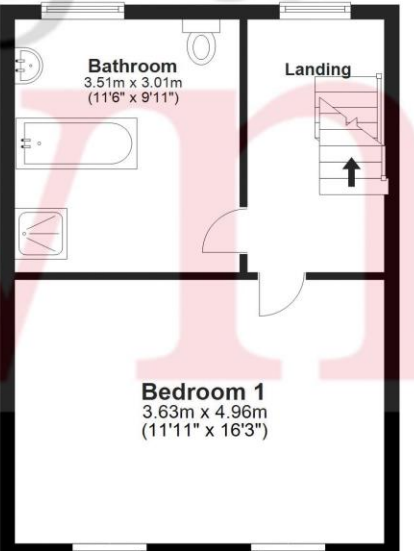
Ground Floor



First Floor



Second Floor



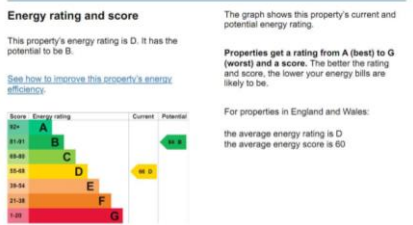
Total area: approx. 121.9 sq. metres (1312.6 sq. feet)

All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Sophie Hopwood
Plan produced using PlanUp.

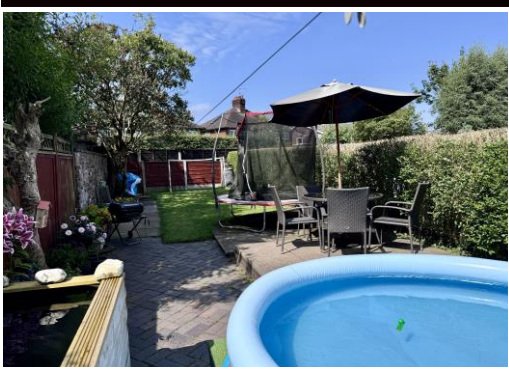
Energy performance certificate (EPC)		
28 Lower Heath CONGLETON CW12 1JR	Energy rating D	Valid until: 9 March 2033
Property type: Mid-terrace house	Certificate number: 8219-3034-8377-6447-4359	
Total floor area: 121 square metres		

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/landlords-on-the-requirements-and-exemptions) (<https://www.gov.uk/guidance/landlords-on-the-requirements-and-exemptions>).



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

28 Lower Heath
Congleton, Cheshire CW12 1NJ

Selling Price: £195,000

- SPACIOUS THREE STOREY TOWN HOUSE
- THREE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- EXTREMELY WELL PRESENTED INTERIOR
- GENEROUS SIZED GARDEN GARDENS
- POPULAR LOWER HEATH AREA
- NO CHAIN

NO ONWARD CHAIN.

Stylish Three-Bedroom Townhouse in Sought-After Lower Heath.

This beautifully renovated three-story townhouse offers a perfect blend of contemporary style and character.

The spacious interior features a welcoming lounge, a dining room with a cozy multi-fuel stove, and a modern fitted kitchen that's perfect for entertaining. Upstairs, three generous double bedrooms provide ample accommodation, while the luxurious bathroom is a true retreat.

Step outside to discover a delightful, enclosed garden with expansive lawns and a patio area, ideal for relaxation or al fresco dining. The property benefits from gas central heating and double glazing throughout, ensuring comfort year-round.

Situated in the desirable Lower Heath area, this townhouse is within walking distance of the highly regarded Eaton Bank Academy. Enjoy the convenience of nearby Congleton Retail Park and the vibrant town centre, while benefiting from excellent transport links to Manchester, the M6 motorway, and Manchester International Airport.



With its stylish interior, private garden, and prime location, this exceptional property offers a wonderful lifestyle opportunity.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door to:

ENTRANCE VESTIBULE : Quarry tiled floor. Pine panelled door with etched upper glass panels to:

RECEPTION HALL : Double panel central heating radiator. 13 Amp power points. Attractive quarry tiled floor. Stairs to first floor.

LOUNGE 12' 11" x 10' 10" (3.93m x 3.30m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Corner cupboard housing gas and electric meters and forming a television shelf alcove. Television aerial point. BT telephone point (subject to BT approval).

DINING ROOM 12' 10" x 12' 5" (3.91m x 3.78m): Double panel central heating radiator. Inglenook fireplace with pine mantel over with cast iron multi fuel stove inset on stone hearth. 13 Amp power points. PVCu double glazed French doors to the rear garden. Deep recessed understairs cupboard with light.

DINING KITCHEN 12' 8" x 9' 1" (3.86m x 2.77m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Range of contemporary style hi-gloss eye level and base units in cream with wood block effect preparation surfaces over having stainless



steel 4 ring gas hob with double gas oven/grill below, having stainless steel extractor canopy over. Integrated fridge, freezer and washing machine. Stone effect tiles to splashbacks. Stone effect tiled floor.

REAR PORCH : Wall mounted Worcester combination boiler. PVCu double glazed door to outside rear.

CLOAKROOM : PVCu double glazed window to rear aspect. White suite comprising: low level w.c. Quarry tiled floor.

First floor :

GALLERIED LANDING : PVCu double glazed window to rear aspect. Stairs to second floor.

BEDROOM 2 FRONT 16' 3" x 11' 1" (4.95m x 3.38m): Two PVCu double glazed windows to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 12' 4" x 9' 10" (3.76m x 2.99m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

Second Floor :

GALLERIED LANDING : PVCu double glazed window to rear aspect. Built in linen cupboard. Single panel central heating radiator.

BEDROOM 1 FRONT 16' 2" x 12' 0" (4.92m x 3.65m): Two PVCu double glazed windows to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point.



BATHROOM 11' 6" x 8' 8" (3.50m x 2.64m): PVCu double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Large enclosed shower cubicle housing a mains fed shower, with stone effect tiling to splashbacks. Single panel central heating radiator. Access to roof space.

Outside :

REAR : Adjacent to the property is an attractive Victorian blue brick paved patio beyond which are lawned gardens and raised flower borders. Cold water tap. External power point. Gated access to rear. A shared passageway behind adjacent properties then leads onto the Lower Heath frontage.

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 1NJ

