

Timothy a brown



59 Swan Street

Congleton, Cheshire CW12 4BN

Selling Price: £180,000

- SPACIOUS END OF TERRACE
- TWO DOUBLE BEDROOMS
- SMALL COURTYARD GARDEN
- DETACHED SINGLE GARAGE
- UNRESTRICTED ON STREET PARKING
- CLOSE TO CONGLETON TOWN CENTRE
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

Spacious Two-Bedroom End-Terrace Home with Attached Garage.

This deceptively spacious two double-bedroom end-terrace home is ideally situated near the town centre and comes with the added benefit of an detached single garage.

Key Features:

- Lounge
- Dining room
- Kitchen
- Cloakroom
- Two double bedrooms
- Shower room
- Small courtyard garden
- Full PVCu double glazing
- Gas central heating
- Detached single garage
- Unrestricted on-street parking

Location: Discreetly positioned yet just moments from the heart of town, this home offers easy access to Congleton's shops, bars, and restaurants. It's also within walking distance of **Congleton Park**, a beautiful green space with children's play areas, sports fields, and the popular **Stock at The Pavilion** bar and restaurant, known for its blend of vintage charm and modern style.



For commuters, **Congleton Railway Station** is a short walk away, offering frequent express services to London and connections to the national rail network. The town centre provides a range of amenities, including **Marks & Spencer**, **Simply Food**, **Tesco**, local butchers, florists, and essential services such as chemists, doctors, and dentists.

With its central location, the property enjoys excellent road access to the **M6 motorway** and **Manchester Airport**, making it perfect for those who need convenient transport links.

This home is ideal for those seeking both a comfortable living space and a prime location close to all that Congleton has to offer.

The accommodation briefly comprises

(all dimensions are approximate)

SIDE ENTRANCE : PVCu double glazed door to:

HALL : Stairs to first floor.

LOUNGE 14' 3" x 12' 0" (4.34m x 3.65m): PVCu double glazed window to front and side aspects. Double panel central heating radiator. Coving to ceiling. 13 Amp power points. Exposed brick feature fireplace. Pine framed and glazed french doors to:

DINING ROOM 12' 10" x 11' 1" (3.91m x 3.38m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Brick built Inglenook fireplace with cast iron gas fire inset. Understairs store area with PVCu double glazed window to side aspect.



KITCHEN 9' 3" x 7' 5" (2.82m x 2.26m): PVCu double glazed window to side aspect. Light oak effect eye level and base units having marble effect preparation surfaces over with stainless steel single drainer unit inset. Space and plumbing for washing machine. Slot-in electric cooker. Space for fridge. Double panel central heating radiator. 13 Amp power points. Wall mounted Ideal gas central heating boiler. PVCu double glazed door to outside.

W.C. 7' 1" x 4' 1" (2.16m x 1.24m): PVCu double glazed window to side aspect. White low level W.C. Pedestal wash hand basin. Single panel central heating radiator.

GALLERIED LANDING 13' 0" x 5' 2" (3.96m x 1.57m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 12' 0" x 11' 10" (3.65m x 3.60m): Two PVCu double glazed windows to front aspect and side aspect. Single panel central heating radiator. 13 Amp power points. Television point. Range of built-in wardrobes to one wall.

BEDROOM 2 REAR 13' 0" x 8' 7" (3.96m x 2.61m) into alcove: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Original built-in wardrobe.

SHOWER ROOM 7' 6" x 7' 2" (2.28m x 2.18m): PVCu double glazed window to side aspect. Double panel central heating radiator. Modern white suite comprising: low level W.C., pedestal wash hand basin, bidet and separate shower housing a Triton T80i electric shower.

REAR : Enclosed paved courtyard.

BRICK BUILT DETACHED GARAGE 14' 0" x 11' 6" (4.26m x 3.50m)
internal measurements: Up and over door. Personal door.

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

SERVICES : All mains services are connected.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 4BN



Energy performance certificate (EPC)		
59, Swan Street CONGLETON CW12 4BN	Energy rating	Valid until: 9 May 2027
	E	Certificate number: 0453-2810-7359-9693-2881
Property type	End-terrace house	
Total floor area	83 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 E. 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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