



### Energy performance certificate (EPC)

33 Lawton Street CONGLETON CW12 1RU	Energy rating <b>D</b>	Valid until: 3 November 2032
		Certificate number: 4832-3729-4209-0884-1296

Property type	Mid-terrace house
Total floor area	214 square metres

### Rules on letting this property

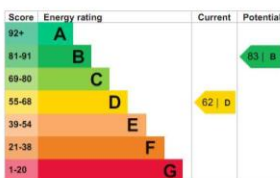
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-co-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-co-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 B.

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



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 Fax: 01260 299280  
Email: [contact@timothyabrown.co.uk](mailto: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

**33 Lawton Street**  
Congleton, Cheshire CW12 1RU

**Auction Guide Price £480,000**

- MAGNIFICENT GRADE II LISTED GEORGIAN TOWN HOUSE
- RESTORED WITH CONTEMPORARY HIGH QUALITY FIXTURES & COMBINING MANY PERIOD FEATURES
- DRAWING ROOM, DINING ROOM & DINING KITCHEN
- FOUR BEDROOMS/TWO BATHROOMS
- CELLAR WITH LAUNDRY ROOM & STORE ROOM
- LARGE SOUTH FACING GARDENS
- CLOSE TO TOWN CENTRE



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

### 4 BED TOWN HOUSE

FOR SALE VIA ONLINE AUCTION ON MONDAY 27TH January AT 1PM UNTIL TUESDAY 28TH January 1PM.

FURNISHING LIST WILL BE PROVIDED

OPEN HOUSE EVENT 11TH JANUARY BETWEEN 12.00PM AND 1.00PM

OPEN HOUSE EVENT 18TH JANUARY BETWEEN 12.00PM AND 1.00PM

IF YOU ARE ATTENDING AN OPEN HOUSE YOU WILL NEED TO CONFIRM AND CAN BE ALLOCATED A VIEWING SLOT IF APPLICANTS DO NOT CONFIRM THE OPEN HOUSE WILL NOT BE ATTENDED BOOK YOUR VIEWING BY EMAIL, PHONE OR THE AUCTION HOUSE WEBSITE

This magnificent Grade II listed Georgian townhouse represents a truly rare opportunity to acquire an impeccably maintained home of architectural merit and historical importance. In recent years this residence has been commissioned with a comprehensive yet sympathetic program of restoration and improvement at great expense, lavishing attention on every detail. The Georgian House now seamlessly combines period features with contemporary high quality fixtures to provide a fabulous home well suited to modern living.

It's a house perfect for entertaining; the current owners use the large south facing gardens for summer parties; the charming dining room for dinner parties and cocktails in the sumptuous drawing room. The bright, spacious and versatile accommodation extends to over 2,900 Sq ft. To the ground floor off the grand entrance hall there is a dining room with stone fireplace, an impressive 24'7" dual-aspect drawing room with log burning stove and a beautifully appointed dining kitchen, all with oak flooring. The kitchen is fitted with attractive painted hardwood units, oak work surfaces, Siemens electric oven, induction hob and extractor along with a dark blue gas AGA.

Leading to the first and second floors is a stunning spindled winding staircase with attractive arched windows to the half landings. On the first floor there are three generously proportioned bedrooms served by a contemporary house bathroom with separate shower and roll top bath. The second floor is dedicated to an indulgent boutique hotel style master suite comprising of a dressing room, shower room and a 27'3

bedroom with open plan sitting room and log burner to one end. The cellars comprise of two chambers currently used as a laundry room and a store room. Completing the accommodation is a 'gardeners loo' and summer kitchen/utility room accessed off the rear courtyard.

Externally to the rear there are multiple entertaining areas starting with a courtyard which leads up to the main entertaining patio area then a further set of steps take you up to the south facing gardens, mainly laid to lawn. Beyond this is a gate which leads you to the Orchard.

Super-fast direct fibre broadband with the opportunity for 1Gb symmetrical exchange speeds.

Loft conversion may be possible in line with another similar Grade II listed property on the Street (subject to necessary consents).

Rich in history and character Lawton Street is an old road with some surviving timber framed properties amongst grand period town houses. This eclectic mix brings unique character to the street scene. This is all a rare and unexpected treat for a property located just off Congleton's thriving High Street. Arguably, this is some of the best located period housing in the Town, as much of the earlier settlements formed against main roads, which are today busy and noisy.

As you would expect from this central location many local attractions and amenities are within easy walking distance. Vehicular access is easy too as the High Street links up with the bypass, which easily links up to all major routes. The bus station and taxi rank are also located just down the road. Morrisons supermarket is located in the town centre and within walking distance.

Administration Fee: £1200 inc VAT payable on exchange of contracts.

Buyer's Premium Fee: £1200 inc VAT payable on exchange of contracts.



Disbursements: Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

### The accommodation briefly comprises:

(all dimensions are approximate)

**MAIN ENTRANCE** : Stone steps lead up to the main front entrance. Period style panelled door with glazed fanned light.

**RECEPTION HALLWAY** : Black and white tiled floor. Dado rail. Coving to ceiling. Plaster feature arch. Period style radiator. 13 Amp power points. Return winding staircase to first floor. Timber framed door to outside rear. Stairs down to basement.

**DRAWING ROOM 24' 7" x 11' 0" (7.49m x 3.35m)** : Georgian style sash window to front aspect with shutters and matching window to rear. Feature panelled walls. Two period style radiators. Coving to ceiling. Tiled fireplace and surround with cast iron solid fuel stove set on a stone hearth. 13 Amp power points. Natural oak floor.

**DINING ROOM 14' 0" x 11' 7" (4.26m x 3.53m)** : Georgian style sash window to front aspect with shutters. Coving to ceiling. Feature panelled walls. Period style radiator. Stone fireplace with marble hearth. 13 Amp power points. Natural oak floor.

**KITCHEN/DINER 21' 3" x 9' 4" (6.47m x 2.84m)** : Timber framed window to side aspect. Attractive stained glass window to rear aspect. Extensive range of shaker oak effect eye level and base units in duck egg blue having natural oak preparation surfaces over with ceramic Belfast sink inset with chrome mixer chefs tap. Built in 4 ring induction hob with black glass splashback and electronic telescopic extractor hood over. Siemens built in fan assisted electric oven/grill below. Integrated Bosch dishwasher. 2 wine chillers. Gas fired Aga Range cooker with two ovens, hot and warming plates. Cupboard housing Ideal Logic gas central heating boiler. 13 Amp power points. Natural oak floor.

**Basement : ROOM 1 14' 10" x 13' 4" (4.52m x 4.06m)** : Vaulted ceiling. Power and light.

**ROOM 2 13' 8" x 10' 3" (4.16m x 3.12m)** : Sink unit. Space and plumbing for washing machine and tumble dryer. 13 Amp power points. Two further areas of storage. Pressurised hot water cylinder.

**FIRST FLOOR LANDING** : Doors to bathroom, bedrooms 2, 3 and 4. Winding staircase to second floor.

**BEDROOM 2 FRONT STUDY 15' 7" x 14' 2" (4.75m x 4.31m)** : Two Georgian style sash windows to front aspect with plantation shutters. Plate rack. Infra red panel heater. 13 Amp power points.

**BEDROOM 3 REAR 20' 6" x 12' 5" (6.24m x 3.78m)** : Georgian style timber framed window to rear aspect and timer framed window to side aspect. Infra red panel heater. 13 Amp power points



**BEDROOM 4 FRONT 14' 1" x 10' 4" (4.29m x 3.15m)** : Timber framed Georgian style sash window to front aspect with plantation shutters. Two wall light points. 13 Amp power points. Double panelled central heating radiator.

**BATHROOM 9' 10" x 9' 6" (2.99m x 2.89m)** : Georgian style sash window to rear aspect. Modern white suite comprising: low level W.C., pedestal wash hand basin, Reproduction roll top bath with ball and claw feet with chrome telephone handset bath/shower mixer. Walk in shower housing a chrome thermostatically controlled mains fed shower with fixed glass screen and textured tiled splashbacks. Chrome centrally heated towel radiator.

**SECOND FLOOR GALLERIED LANDING** : Tall window to rear aspect. Cloaks cupboard.

**MASTER SUITE/BEDROOM 1 27' 3" x 14' 1" (8.30m x 4.29m)** : Three sash windows to front aspect with plantation shutters. Three period style radiators. Cast iron solid fuel stove set on granite hearth. Natural oak floor to lounge area.

**DRESSING ROOM 9' 3" x 7' 6" (2.82m x 2.28m)** : Timber framed window to rear aspect. 13 Amp power points

**SHOWER ROOM 12' 0" x 9' 7" (3.65m x 2.92m)** : Low voltage downlighters inset. Timber framed window to rear. White suite comprising: low level W.C., resin wash hand basin with chrome mixer tap set within marble effect preparation surface with cupboard below. Large walk in shower with mains fed thermostatically controlled shower with fixed glass screen and marble effect shower boarding. Period style towel radiator.

**Outside : REAR COURTYARD WITH GARDENERS LOO & KITCHEN/UTILITY 7' 4" x 6' 5" (2.23m x 1.95m)** : Storage cupboard and ceramic sink. Separate low level W.C.

**REAR GARDENS** : Externally to the rear the gardens extend to approximately 180 foot in length. There are multiple entertaining areas starting in the courtyard which leads up to the main patio area then a further set of steps take you up to the south facing gardens, mainly laid to lawn. Beyond this is a gate which leads you to the orchard. Pedestrian access from the rear garden.

**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**.

**TAX BAND** : E

**LOCAL AUTHORITY** : Cheshire East Council

**DIRECTIONS** : SATNAV CW12 1RU

