

Timothy a brown



34 Woolston Avenue,
Congleton, Cheshire CW12 3DY

Selling Price: £179,000

- THREE BEDROOM TERRACE
- TWO RECEPTION ROOMS
- FITTED DINING KITCHEN
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- FRONT & REAR GARDENS
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

Ever popular three bedroom mid terrace competitively priced to secure an early sale, so be quick with that viewing.

This home benefits from front and rear gardens, PVCu double glazing and gas fired central heating. The painted brick and tile constructed property briefly comprises reception room/hall, lounge with front and rear aspect windows and dining kitchen to the ground floor whilst at first floor level there are three bedrooms, bathroom and separate W.C.

The property is located in an established area within walking distance of the town centre, two primary schools, post office, train station and shops. Also, there are doctors surgeries, community centres, the award winning Congleton Park, the Biddulph Valley Way cycling, walking and horse-riding trail, children's play area and town allotment close by. The area is also serviced by a local bus network.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Front door to:

HALL : Doors to stairs and lounge. Stairs access to:

RECEPTION ROOM/HALL 10' 1" x 6' 7" (3.07m x 2.01m): One single central heating radiator. Door to outside. Door to kitchen.

LOUNGE 17' 6" x 11' 0" (5.33m x 3.35m): PVCu double glazed windows to front and rear aspects. Two central heating radiators. Wall mounted gas fire. Engineered oak floor.

KITCHEN/DINER 13' 3" x 10' 5" (4.04m x 3.17m): PVCu double glazed window to rear aspect. Light oak effect laminated fitted base and eye level units with granite effect roll edge preparation surfaces with stainless steel single drainer sink unit inset. Space for cooker. Space and plumbing for washing machine. Tiled to splashbacks. Radiator. Door to pantry with shelving. Quarry tiled floor. PVCu double glazed rear door.

First Floor :



LANDING : PVCu double glazed opaque window to rear aspect. Access to roof space. Doors to all rooms.

BEDROOM 1 FRONT 11' 6" x 10' 2" (3.50m x 3.10m): PVCu double glazed window to front aspect. Central heating radiator. Door to walk in closet with opaque window and shelving.

BEDROOM 2 FRONT 11' 1" x 9' 6" (3.38m x 2.89m) max: PVCu double glazed window to front. Central heating radiator. Full width fitted wardrobes with sliding doors.

BEDROOM 3 REAR 8' 0" x 7' 7" (2.44m x 2.31m): PVCu double glazed window to rear aspect. Central heating radiator. Door to airing cupboard incorporating Worcester combi gas central heating boiler.

BATHROOM : PVCu double glazed opaque window. White suite comprising: Wash hand basin set in unit and panelled bath with electric shower and screen over. Central heating radiator.

SEPARATE W.C. : PVCu double glazed opaque window. Low level W.C. Half tiled walls.

Outside :

FRONT : Enclosed by private hedge. Wrought iron gate. Path to front door. Separate double wrought iron vehicle access gates. Flagged hardstanding.

REAR : Patio area with steps up to garden which has been cultivated for vegetable growing with path leading to shed at the top of the garden.

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

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

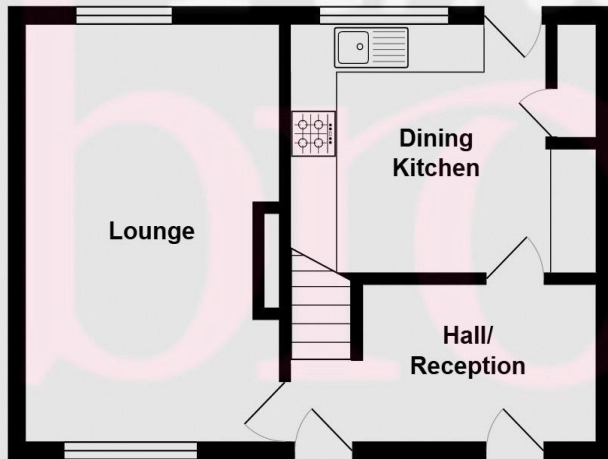
VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East **TAX BAND:** A

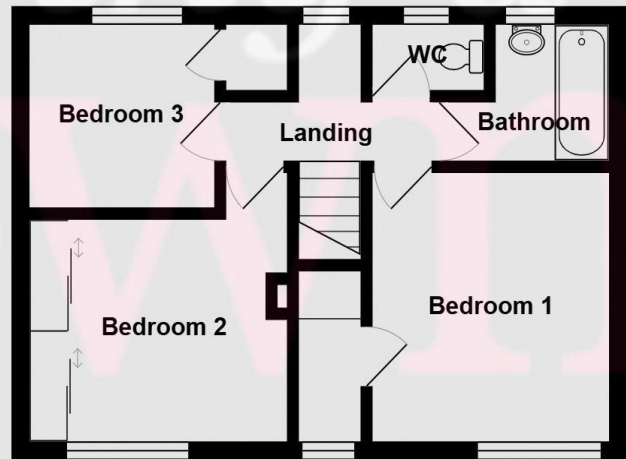
DIRECTIONS: SATNAV: CW12 3DY



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



Ground Floor



First Floor

Total Area: 81.7 m²

Energy performance certificate (EPC)

34 Westdon Avenue CONGLETON CW12 3DY	Energy rating C	Valid until: 3 November 2034 Certificate number: 9340-2784-1490-2504-3305
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Property type	Mid-terrace house
Total floor area	82 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 C. 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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