

# Timothy a brown



## 17 Kinsey Street

Congleton, Cheshire CW12 1ES

Selling Price: £110,000

- COMPETITIVELY PRICED 2 BEDROOM TERRACE
- REQUIRES MODERNISATION
- IDEAL FOR INVESTORS & FIRST TIME BUYERS
- WALKING DISTANCE TO TOWN CENTRE
- NO CHAIN



# FOR SALE BY PRIVATE TREATY (Subject to contract)

## NO CHAIN

A competitively priced and extremely conveniently located mid terrace cottage within easy walking distance of Congleton town centre and all the amenities on offer, including shops, bars and restaurants.

Although requiring a degree of updating, the interior of the property has the basis of a lovely, cosy home.

The accommodation, benefiting from PVCu double glazing, comprises lounge, kitchen, two bedrooms, dressing area and shower room. Externally there is an enclosed rear yard with outhouses.

Viewing recommended.

### The accommodation briefly comprises:

(all dimensions are approximate)

**FRONT ENTRANCE** : Hardwood entrance door having opaque inset panel to:

**LOUNGE** 5.05m (16ft 7in) max into understairs x 3.23m (10ft 7in) max into chimneybreast recess: Wood effect PVCu double glazed window to front aspect. Exposed mock beams. Fitted electric fire having quarry tiled hearth and brick surround with wooden mantle over and built-in cupboard to one alcove. Electric wall mounted panel heater. 13 Amp power points. Television aerial point. Enclosed stairway to first floor. Door to:

**KITCHEN** 3.07m (10ft 1in) x 2.18m (7ft 2in) : Wood effect PVCu double glazed window to rear aspect. Fitted with a range of woodgrain effect eye level and base units having marble effect roll edge preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. Space for electric cooker having extractor hood over. Space for fridge/freezer. Space and plumbing for washing machine. Electric wall mounted panel heater. 13 Amp power points. Hardwood stable door with double glazed panel leading to rear yard.



## First floor :

**LANDING** : Built-in cupboard housing hot water cylinder and having fitted shelves. Doors to:

**BEDROOM 1 FRONT** 13' 11" x 10' 5" (4.24m x 3.17m): Wood effect PVCu double glazed window to front aspect. Two fitted double wardrobes having cupboards above. Electric wall mounted panel heater. 13 Amp power points. Door to wardrobe with shelving.

**Dressing area** : Fitted wardrobes having sliding doors, hanging rail and shelf. Access to roof space.

**BEDROOM 2 REAR** 2.31m (7ft 7in) x 2.18m (7ft 2in) : Wood effect PVCu double glazed window to rear aspect. Electric wall mounted panel heater. 13 Amp power points.

**BATHROOM 0**: Wood effect PVCu opaque double glazed window to rear aspect. Suite comprising: low level w.c., pedestal wash hand basin, panelled bath with shower and screen over. Partly tiled walls.

## Outside :

**REAR** : Concrete yard having raised bed. Range of brick built outhouses. Enclosed alleyway access to Kinsey Street.

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

**SERVICES** : Mains electricity, water and drainage are connected (although not tested). There is no gas at the property, but we understand there is gas in the road.

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

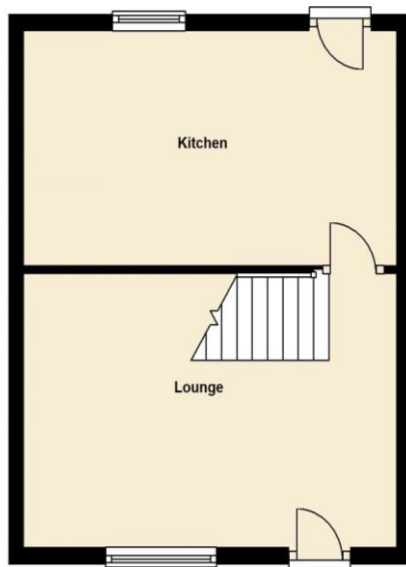
**LOCAL AUTHORITY**: Cheshire East

**TAX BAND**: A

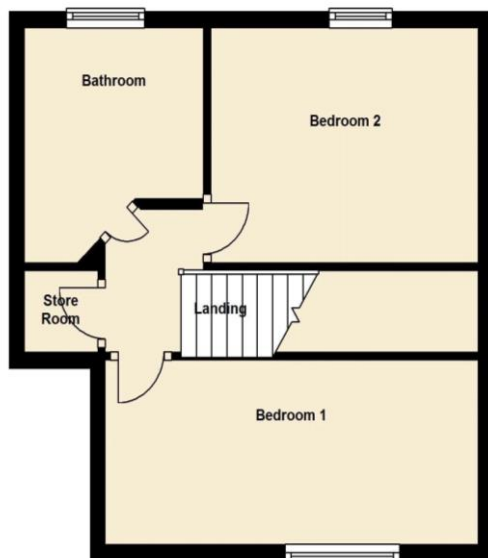
**DIRECTIONS**: SATNAV CW12 1ES



### Ground Floor



### First Floor



### Energy performance certificate (EPC)

17, Kinsey Street CONGLETON CW12 1ES	Energy rating <b>F</b>	Valid until: 26 January 2028
		Certificate number: 8618-7329-0940-5555-9926

Property type Mid-terrace house

Total floor area 55 square metres

### Rules on letting this property

#### ! You may not be able to let this property

This property has an energy rating of F. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

### Energy rating and score

This property's energy rating is F. It has the potential to be B.

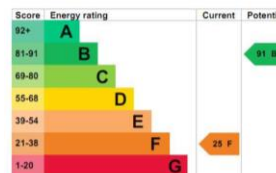
[See how to improve this property's energy efficiency.](#)

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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 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

Timothy a  
brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)