

Timothy a  
brown



6 Belgrave Avenue,  
Congleton, Cheshire CW12 1HS

- TWO BEDROOMS
- MID TERRACE HOUSE
- REQUIRES UPDATING
- GARDEN
- NO CHAIN

Selling Price: Offers in Excess of  
£190,000

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

### NO ONWARD CHAIN.

Full photography coming soon.

A mid terrace, two storey home offered with NO CHAIN conveniently situated for Congleton Town Centre requiring internal updating but having gas central heating from a modern boiler, and double glazing.

The property also benefits from off street parking to the front and a lawned garden to the rear.

The accommodation comprises hall, lounge, dining kitchen, two bedrooms and shower room.

#### The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE** : Timber and glazed front door to:

**HALL** : Stairs to first floor. Door to:

**LOUNGE** 13' 0" x 12' 3" (3.96m x 3.73m): Double panel central heating radiator. Television plinth set in chimney recess. 13 Amp power points. Telephone point.

**DINING KITCHEN** 15' 7" x 9' 6" (4.75m x 2.89m): Range of laminate eye level and base units with stainless steel sink unit inset. Space and plumbing for washing machine. Space for upright fridge freezer. Space for cooker with gas point. Tiled to splashbacks. Central heating boiler with programmer. Single panel central heating radiator. 13 Amp power points. Under stairs recess space.

**LANDING** : Access to fully boarded loft space which could, subject to planning permission, be converted into a further bedroom. Wall mounted central heating thermostat. Doors to all rooms.

**BEDROOM 1** 11' 0" x 12' 9" (3.35m x 3.88m): Single panel central heating radiator. 13 Amp power points. Telephone point.

**BEDROOM 2** 11' 7" x 9' 5" (3.53m x 2.87m): Single panel central heating radiator. 13 Amp power points.

**SHOWER ROOM** : White suite comprising: Low level W.C., pedestal wash hand basin and tiled shower cubicle with Triton T80si electric shower. Single panel central heating radiator. Partly tiled walls. Door to airing cupboard housing hot water cylinder, with linen shelves above.

**Outside :**

**FRONT** : Enclosed by privet hedge having concrete drive providing parking for two cars.

**REAR** : Mainly laid to lawn. Enclosed by timber fence panels to one boundary, together with rear gate and privet hedge to remaining boundaries.

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

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

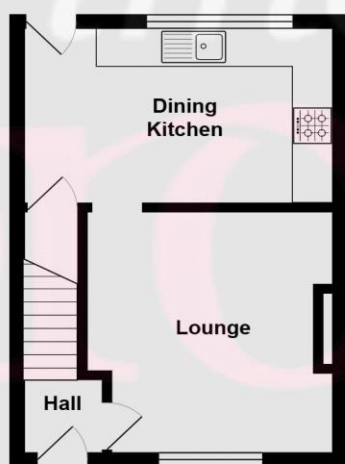
**VIEWING** : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East

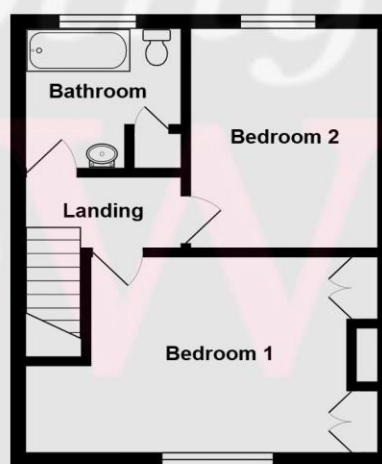
**TAX BAND**: B

**DIRECTIONS**: SATNAV CW12 1HS

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



**Ground Floor**



**First Floor**

Total Area: 69.3 m<sup>2</sup>



## Energy performance certificate (EPC)

6 Belgrave Avenue CONGLETON CW12 1HS	Energy rating <b>D</b>	Valid until: 18 December 2034
		Certificate number: 3434-2222-0409-0331-5292

Property type	Mid-terrace house
Total floor area	69 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 D. It has the potential to be B.

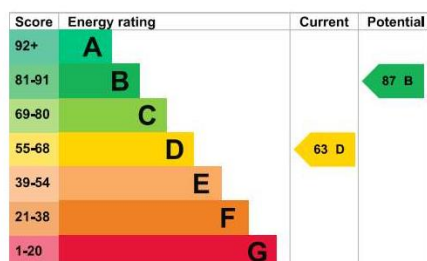
[See how to improve this property's energy efficiency.](#)

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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