

Energy performance certificate (EPC)

11 Nelson Street CONGLETON CW12 4BS	Energy rating D	Valid until: 1 March 2032 Certificate number: 1400-8028-0422-8100-3723
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Property type	Mid-terrace house
Total floor area	73 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.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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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11 Nelson Street,
Congleton, Cheshire CW12 4BS

Guide Price £125,000

- CHARMING MID TERRACE COTTAGE
- TWO DOUBLE BEDROOMS
- DINING ROOM, LOUNGE, KITCHEN & UTILITY
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- REAR SOUTH FACING COURTYARD
- CLOSE TO TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS & INVESTORS
- NO CHAIN

Unlock Your Dream Home: Charming Terrace with Untapped Potential (No Chain!)

Imagine the possibilities! This traditional two-bedroom mid-terrace home, offered with no onward chain, presents a blank canvas for you to create your perfect haven in a prime Congleton location. Ideal for first-time buyers, downsizers, or savvy investors.

Step inside and discover:

- **Spacious Living:** Two generously sized double bedrooms provide comfortable accommodation.
- **Extended Potential:** An extended kitchen and utility area offer ample space
- **Dual Reception Rooms:** Enjoy the flexibility of two reception rooms, perfect for creating separate living and dining spaces.
- **Outside spaces:** A special outside courtyard garden, just perfect for alfresco entertaining

Beyond your doorstep, discover:

- **Vibrant Town Centre Living:** Stroll to Congleton's bustling town centre, where a plethora of shops, restaurants, and leisure facilities await.



- **Green Escapes:** Immerse yourself in the tranquillity of Congleton Park, a beautiful green oasis perfect for relaxation and recreation.
- **Seamless Connectivity:** Benefit from excellent transport links, including Congleton Railway Station and easy access to the M6 motorway, connecting you to the wider region.

This is more than just a property; it's an opportunity to create a home tailored to your unique style and needs. With its prime location and ample potential, this charming terrace offers the perfect blend of town and country living.

Don't let this chance slip away – schedule your viewing today!

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE: Entrance door with glazed upper panel to:

HALL: Parquet flooring. Door to:

DINING ROOM 11' 9" x 10' 5" (3.58m x 3.17m) max: Hardwood double glazed window with lead effect to front aspect. Stone fireplace with quarry tiled hearth (NOT IN USE). Single panel central heating radiator. 13 Amp power points. Television aerial point. Feature plaster recess with uplighter.



INNER VESTIBULE: Stairs to first floor.

LOUNGE 14' 7" x 11' 9" (4.44m x 3.58m) plus downstairs recess: PVCu double glazed window to rear aspect. Decorative coving to ceiling. Feature fireplace having marble effect inlay and hearth and Adam style surround. Double panel central heating radiator. 13 Amp power points. Television aerial point. Built-in downstairs storage cupboard.

KITCHEN 14' 4" x 6' 1" (4.37m x 1.85m): One aluminium framed double glazed window and one PVCu double glazed window to side aspect. Fitted with a range of beech effect eye level and base units having granite effect preparation surfaces over with one and a half bowl stainless steel single drainer sink unit inset with mixer tap. 4-Ring gas hob with extractor hood over. Built-in electric oven and grill. Fully tiled walls. Wall mounted plate rack. Double panel central heating radiator. 13 Amp power points.

UTILITY ROOM 7' 2" x 5' 2" (2.18m x 1.57m): Aluminium opaque double glazed window to rear aspect. Fitted worktop having space and plumbing for washing machine below. Double panel central heating radiator. Wall mounted Ideal combi gas central heating boiler. 13 Amp power points. PVCu double glazed door to side.

First Floor :

LANDING : Access to roof space.

BEDROOM 1 REAR 11' 7" x 11' 4" (3.53m x 3.45m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in wardrobe having mirrored sliding door. Door to:



BATHROOM 8' 8" x 6' 5" (2.64m x 1.95m): Aluminium opaque double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath having Galaxy Aqua 1000 shower unit over with glazed shower screen. Tiled to splashbacks. Single panel central heating radiator.

BEDROOM 2 FRONT 11' 8" x 10' 4" (3.55m x 3.15m): Hardwood framed double glazed window with lead effect to front aspect. Single panel central heating radiator. 13 Amp power points.

Outside :

REAR: Paved courtyard. Brick built outhouse. gated access to shared rear ginnel.

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

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 4BS

