



**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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
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**9 Railway Cottages,**  
Station Yard, Congleton,  
Cheshire CW12 3DA

**Selling Price: £225,000**

- NO CHAIN
- THREE GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN. SHOWER ROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- ENCLOSED REAR YARD
- SHORT WALKING DISTANCE TO HIGHTOWN & ALL AMENITIES



**\*\*NO CHAIN\*\***

An ideal opportunity to purchase a terrace home of character being conveniently situated for the railway station, Hightown shops and amenities, in a little known backwater.

The property benefits from gas central heating and full PVCu double glazing.

The property is set behind a small lawned garden with low level box hedge and flower beds. A block brick path leads to a seating area and front door. Internally, there is a large 'L'-shaped hall with doors to two reception rooms, fitted kitchen, lobby and converted shower room.

At first floor level, the landing allows access to three good sized bedrooms.

To the rear is an enclosed yard with brick outhouse and rear garden gate.

Pick up your phone to make that viewing, this could be your dream home!

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** PVCu double glazed door with leaded light to:

**'L'-SHAPED HALL :** PVCu double glazed window. Stairs to first floor with understairs storage. Radiator. 13 Amp power points. BT point. Doors to principal rooms.

**LOUNGE 12' 0" x 11' 2" (3.65m x 3.40m):** PVCu double glazed window. Radiator. 13 Amp power points. Open fireplace (sealed off).

**DINING ROOM/SITTING ROOM 12' 0" x 12' 0" (3.65m x 3.65m):** PVCu double glazed window. Electric fire. Radiator.

**KITCHEN 10' 10" x 9' 9" (3.30m x 2.97m):** PVCu double glazed window to rear aspect. Fitted with a range of oak effect matching base and eye level units with roll edge laminated preparation surfaces having stainless steel single drainer 1.5 bowl sink unit inset with mixer tap. Tiled splashbacks. Space for fridge, freezer and cooker. Space and plumbing for washing machine. Radiator. 13 Amp power points. Door to:

**LOBBY 5' 4" x 2' 11" (1.62m x 0.89m):** PVCu double glazed window. PVCu double glazed door to outside. Door to:

**SHOWER ROOM 9' 4" x 4' 7" (2.84m x 1.40m):** PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and large walk-in shower enclosure. Radiator.

**First Floor :**

**LANDING :** PVCu double glazed window. One single power point. Doors to all rooms.

**BEDROOM 1 FRONT 12' 0" x 11' 2" (3.65m x 3.40m):** PVCu double glazed window. Radiator. 13 Amp power points.

**BEDROOM 2 REAR 12' 0" x 9' 3" (3.65m x 2.82m):** Access to roof space. PVCu double glazed window. Radiator. 13 Amp power points.

**BEDROOM 3 REAR 11' 7" x 8' 10" (3.53m x 2.69m):** PVCu double glazed window. Radiator. 13 Amp power points. Door to cupboard housing combi gas central heating boiler.

**Outside :**

**FRONT :** Block brick path leading to front door. Lawn garden with shrub border and low level box hedge.

**REAR :** Enclosed yard with rear access gate. Door to brick built storage shed/outhouse with power and light.

**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 3DA

Energy performance certificate (EPC)			
9 Railway Cottages Station Yard CONGLETON CW12 3DA	Energy rating	Valid until:	27 April 2035
	<b>D</b>	Certificate number:	2586-3049-0204-4165-7200
Property type	Mid-terrace house		
Total floor area	90 square metres		

**Rules on letting this property**

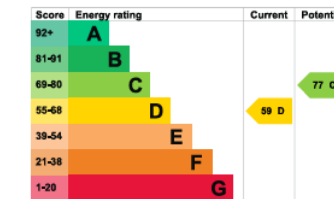
Properties can be let if they have an energy rating from A to E.

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 C.

[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 and the average energy score is 60

