



**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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**20 Nelson Street,**  
 Congleton, Cheshire CW12 4BS

**Selling Price: Offers Over**

- SPACIOUS TWO BEDROOM TERRACE HOME
- LOUNGE & DINING ROOM
- WELL PROPORTIONED KITCHEN
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- CHARMING COURTYARD GARDEN
- CLOSE TO TOWN CENTRE & ITS AMENITIES
- INVESTMENT OPPORTUNITY OFFERING MASSES OF POTENTIAL
- NO ONWARD CHAIN

## Unlock Congleton's Potential

### No Onward Chain! Your Renovation Project Awaits: A Spacious Mid-Terrace with Endless Possibilities in Prime Congleton

Seize a fantastic **investment opportunity** with this spacious, two-double bedroom mid-terrace home, offered with **no onward chain**. While boasting a clean and tidy foundation, this property is perfectly ripe for renovation, offering **masses of potential** for you to create your dream home or a lucrative investment.

#### Inside & Out

Step inside to find generous living spaces, including a comfortable **Lounge**, a dedicated **Dining Room**, and a well-proportioned **Kitchen**. Upstairs, discover **two spacious double bedrooms** and a convenient **Bathroom**. Modern comforts are assured with **PVCu double glazing** and **gas central heating**. Outside, a charming **courtyard garden** provides a private outdoor retreat, and you'll benefit from **unrestricted on-street parking** nearby.

#### Prime Town Centre Living

Discreetly positioned yet just moments from the very heart of town, this home offers unparalleled access to Congleton's vibrant array of **shops, bars, and restaurants**. Enjoy leisurely strolls to **Congleton Park**, a beautiful green oasis featuring

children's play areas, sports fields, and the recently opened **multi million pound leisure centre**.

#### Superb Connectivity

For commuters, **Congleton Railway Station** provides frequent express services to Stoke-on-Trent and Manchester with seamless connections to the national rail network. The town centre itself boasts essential amenities including **Marks & Spencer Simply Food, Tesco, local butchers, florists, and critical services such as chemists, doctors, and dentists**. Furthermore, the property's central location ensures excellent road access to the **M6 motorway** and swift links to **Manchester Airport**, making it ideal for those requiring convenient transport.

This home is perfect for anyone seeking a comfortable living space with incredible potential, all within a prime location close to everything Congleton has to offer.

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

**ENTRANCE** : PVCu double glazed door to:

**LOUNGE** 11' 5" x 11' 5" (3.48m x 3.48m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Open coal fireplace with cast iron surround and tiled hearth. Oak effect floor as laid.

**DINING ROOM** 11' 5" x 11' 5" (3.48m x 3.48m) into **alcove**: Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Open coal fireplace with cast iron surround. Oak effect floor as laid. Understairs storage. Two squared off openings to:

**KITCHEN** 10' 4" x 8' 6" (3.15m x 2.59m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Limewashed oak fronted eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring gas hob with electric oven/grill below with extractor hood over. Space and plumbing for washing machine. Cupboard housing Ideal Logic gas combi boiler. Tiled floor. PVCu double glazed door to outside.

**First Floor** :

**LANDING** : Access to front bedroom. Inner hall with built in cupboard and doorways to Bedroom 2 and bathroom.

**BEDROOM 1 FRONT** 11' 6" x 11' 5" (3.50m x 3.48m) to **alcove**: PVCu double glazed window to front aspect. Feature fireplace with cast iron surround and tiled hearth. Single panel central heating radiator.

**BEDROOM 2 REAR** 8' 0" x 7' 11" (2.44m x 2.41m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM** 9' 0" x 5' 0" (2.74m x 1.52m): PVCu double glazed window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin

and panelled bath with bath/shower mixer. Half tiled walls. Single panel central heating radiator.

**Outside** :

**REAR** : Enclosed walled courtyard with Indian stone laid terrace. Gated access to rear shared ginnel.

**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 4BS

| Energy performance certificate (EPC)  |                                       |  |
|---|---------------------------------------|--|
| 20 Nelson Street<br>CONGLETON<br>CW12 4BS   | Energy rating<br><b>D</b>             | Valid until<br>7 April 2035                    |
|   |                                       | Certificate number<br>6135-7924-1400-0253-8296 |
| Property type<br>Total floor area   | Mid-terrace house<br>71 square metres |  |
| <b>Rules on letting this property</b>   |                                       |  |
| Properties can be let if they have an energy rating from A to E.  |                                       |  |
| You can read <a href="https://www.gov.uk/guidance/private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">guidance for landlords on the regulations and exemptions</a> ( <a href="https://www.gov.uk/guidance/private-rented-property-minimum-energy-efficiency-standard-landlord-guidance">https://www.gov.uk/guidance/private-rented-property-minimum-energy-efficiency-standard-landlord-guidance</a> ). |                                       |  |
| <b>Energy rating and score</b>  |                                       |  |
| This property's energy rating is D. It has the potential to be C.   |                                       |  |
| 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:<br>the average energy rating is D<br>the average energy score is 60  |                                       |  |

