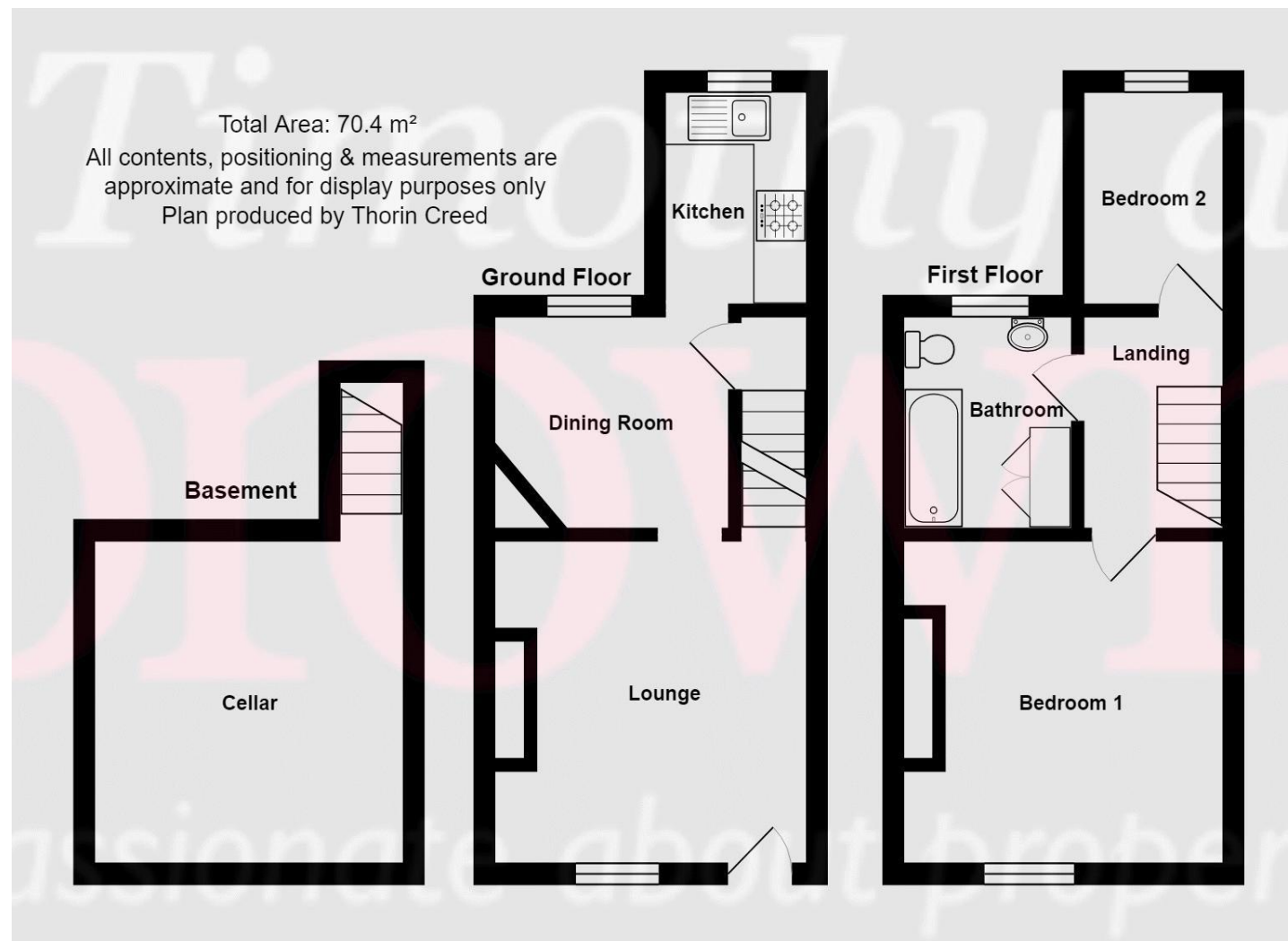


Timothy a brown



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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www.timothyabrown.co.uk

23 Moor Street,
Congleton, Cheshire CW12 1QH

Offers in Excess of £100,000

- TWO BEDROOM MID TERRACE HOME
- WAITING TO BE TRANSFORMED INTO YOUR DREAM HOME
- LOUNGE & DINING ROOM
- PVCu DOUBLE GLAZING
- GAS CENTRAL HEATING
- ENCLOSED COURTYARD GARDEN
- CONVENIENT FOR TOWN CENTRE
- NO CHAIN

Unlock the Potential: A Congleton Terrace Ready for Transformation.

Presenting a fantastic opportunity to acquire a two-bedroom mid-terrace home, perfectly positioned to embrace the vibrant lifestyle of Congleton town centre. Offered with no onward chain, this property is a blank canvas, awaiting your vision to transform it into a stylish and contemporary residence.

Key Features Await Your Touch:

- Lounge
- Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Courtyard Garden
- PVCu Double Glazing
- Gas Central Heating

This characterful home is ideally located, placing the best of Congleton right on your doorstep. A short stroll leads to the town centre's diverse and ever-evolving selection of shops, bars, and restaurants. For leisure and relaxation, the award-



winning Congleton Park is just moments away, offering children's play areas and open spaces. The recently completed, multi-million-pound state-of-the-art leisure centre, with its new swimming pool, adds to the area's appeal, providing exciting leisure opportunities.

Congleton's excellent connectivity is another key advantage. Congleton Railway Station, at the top of Park Lane, provides convenient links to national rail networks, including frequent expresses to London. The town centre also offers a comprehensive range of amenities, including a Marks and Spencer Simply Food, Tesco, independent butchers, florists, newsagents, and essential services like chemists, doctors, and dentists.

For those needing to travel further afield, Congleton's central location provides easy access to the M6 motorway and major routes to Manchester Airport.

This property represents a superb investment opportunity to create a truly bespoke home in a highly desirable and well-connected Congleton location.

The accommodation briefly comprises:
(all dimensions are approximate)

LOUNGE 3.71m (12ft 2in) x 3.68m (12ft 1in) maximum measurements: PVCu double glazed window to front aspect. Rustic brick fireplace and alcoves with fitted coal effect gas fire. Central heating radiator. 13 Amp power points.



DINING ROOM 2.87m (9ft 5in) x 2.41m (7ft 11in) maximum measurements: PVCu double glazed window to rear aspect. Central heating radiator. 13 Amp power points.

KITCHEN 2.36m (7ft 9in) x 1.63m (5ft 4in) : PVCu double glazed window to rear aspect. Two stainless steel single drainer sink unit. Fitted with base and eye level units having roll edge plastic laminate preparation surfaces to two walls with stainless steel single drainer sink unit. Fitted stainless steel 4-ring gas hob with electric oven beneath and stainless steel fume extractor over. Part tiled walls. Space and plumbing for washing machine. Space for fridge. 13 Amp power points. BT telephone point (subject to BT approval).

BASEMENT CELLAR ROOM :

First floor :

LANDING :

BEDROOM 1 FRONT 3.71m (12ft 2in) x 3.68m (12ft 1in) : PVCu double glazed window to front aspect. Central heating radiator. 13 Amp power points.

BATHROOM : PVCu double glazed window to rear aspect. Magnolia suite comprising: low level w.c., pedestal wash hand basin and panelled bath with electric shower and rail over. Heated towel rail. Large airing cupboard with gas central heating boiler.

BEDROOM 2 REAR 2.41m (7ft 11in) x 1.65m (5ft 5in) : PVCu double glazed window to rear aspect. Central heating radiator. 13 Amp power points.

Outside :

FRONT : The property at the front is directly on the street behind a wide footpath. Municipal car park across the road at the front.

REAR : At the rear is a private brick enclosed rear yard with rear pedestrian access. There appears to be easy street parking at the rear.



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: A

DIRECTIONS: SATNAV CW12 1QH

Energy performance certificate (EPC)

23, Moor Street
CONGLETON
CW12 1QH

Energy rating

D

Valid until:

5 March 2029

Certificate number:

0628-8005-6297-5271-7944

Property type

Mid-terrace house

Total floor area

55 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>).

