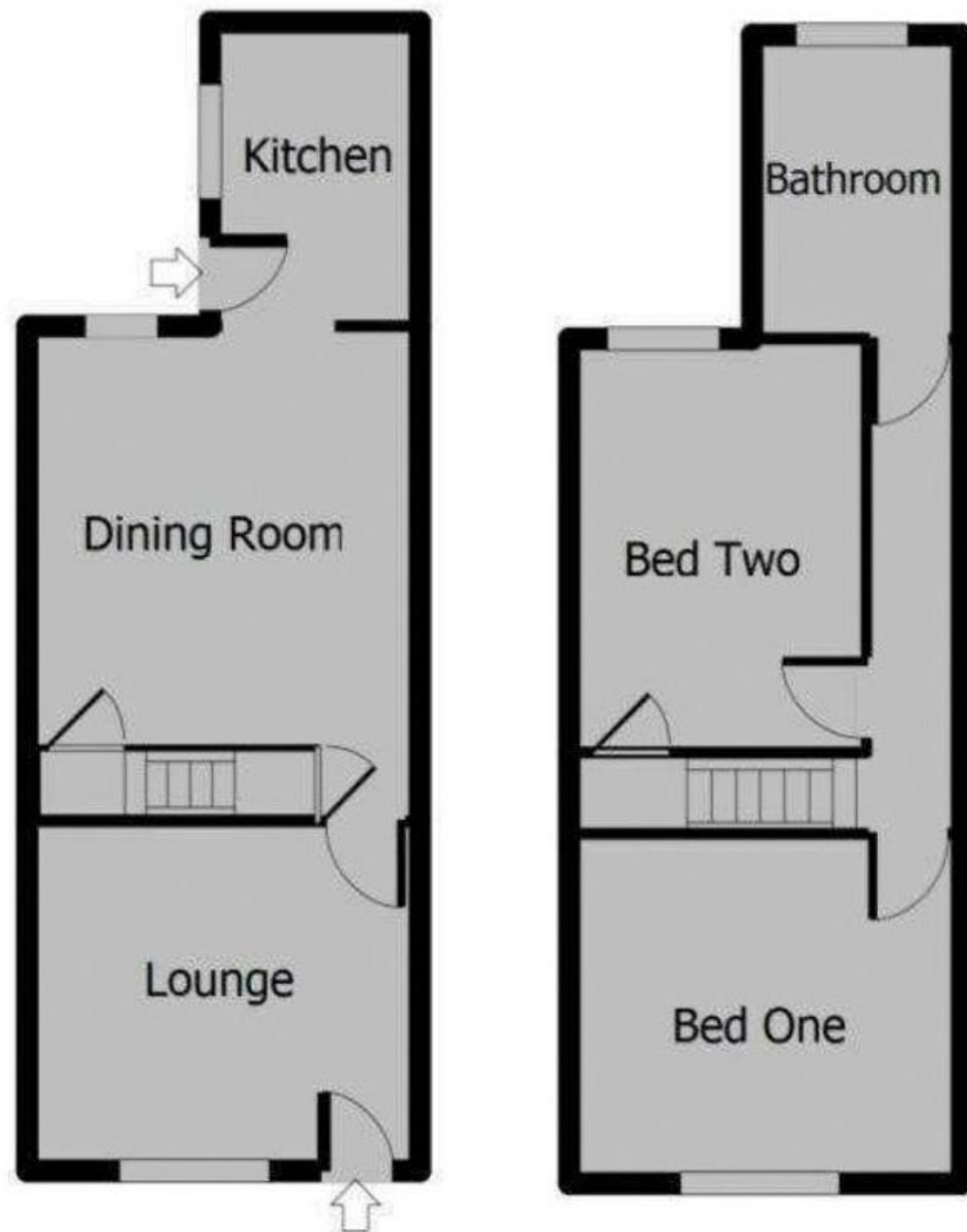


Timothy a brown



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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Timothy a brown

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37 Swan Street,
Congleton, Cheshire CW12 4BN

Selling Price: £158,000

- BEAUTIFULLY PRESENTED TERRACED HOME
- EXTENSIVE PROGRAMME OF IMPROVEMENTS COMPLETED
- TWO DOUBLE BEDROOMS
- LOUNGE & DINING ROOM
- MODERN FITTED KITCHEN
- SUNNY COURTYARD GARDEN
- SHORT WALK TO TOWN CENTRE & ASTBURY MERE

This home is beautifully presented and over the last five years has had an extensive program of improvement works to include a replacement roof and chimney, new roof on the outbuilding, a damp proof course and has been partially replastered and decorated. Therefore, future maintenance will be minimal and the property in our view is perfect to move into!

The property retains tasteful period features including exposed brick work upstairs and down, stripped pine wooden doors and internal cupboards downstairs.

In addition to the above, the property has PVCu double glazing and gas fired central heating and is very tastefully presented throughout.

As you approach the property you will notice the attractive leaded light composite front door with arch over allowing access to the Lounge with cast iron fireplace. There is a door to the separate Dining Room opening up to a modern white hi-gloss fitted Kitchen, with door to an attractive rear, sunny aspect Courtyard Garden having a useful outhouse which could be used as a utility room or possible home office.



At first floor level, the landing allows access to two Double Bedrooms and corridor to the Bathroom with shower and screen over the bath.

The property is situated only a short walk from the town centre and Astbury Mere and having unrestricted parking to the front.

Viewing is a must to appreciate the charm of this home. Make that call now as we anticipate a lot of interest!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Attractive coloured leaded light composite front door to:

LOUNGE 11' 5" x 9' 10" (3.48m x 2.99m): PVCu double glazed window. Cast iron effect fireplace. Chimney breast meter cupboard. Radiator. Quality wood effect flooring. Stripped pine door to:

DINING ROOM 11' 6" x 11' 0" min 14' 1" max (3.50m x 3.35m min 4.29m max): PVCu double glazed window. Exposed brick fireplace. Traditional chimney breast cupboards with stripped pine doors. Radiator. Stripped pine doors to stairs and useful under stairs storage cupboard. Quality wood effect flooring. Opening to:

KITCHEN 8' 8" x 9' 9" (2.64m x 2.97m): PVCu double glazed door and window. Fitted white eye level and base units with granite effect roll edge laminate surfaces having stainless steel single drainer 1.5 bowl sink unit inset. Tiled splashbacks. Ceramic hob with oven below and canopy extractor over. Plumbing for dishwasher or washing



machine. Space for large fridge freezer. Radiator. Quality wood effect flooring. Logic modern combi gas central heating boiler. Extractor fan.

First Floor :

BEDROOM 1 FRONT 11' 5" x 9' 11" (3.48m x 3.02m): PVCu double glazed window. Radiator. Access to roof space.

BEDROOM 2 REAR 11' 4" x 8' 7" (3.45m x 2.61m): PVCu double glazed window. Radiator. Door to over stairs cupboard.

BATHROOM : PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with hand grips, shower and glass screen over. Fully tiled walls. Radiator. Door to airing cupboard with lagged cylinder and linen shelves over.

Outside :

FRONT : Pavement and on street parking.

REAR : Attractive, fully enclosed suntrap courtyard with rear gate. Brick under a tiled roof outhouse. Outside light. Brick built barbeque.

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 4BN

