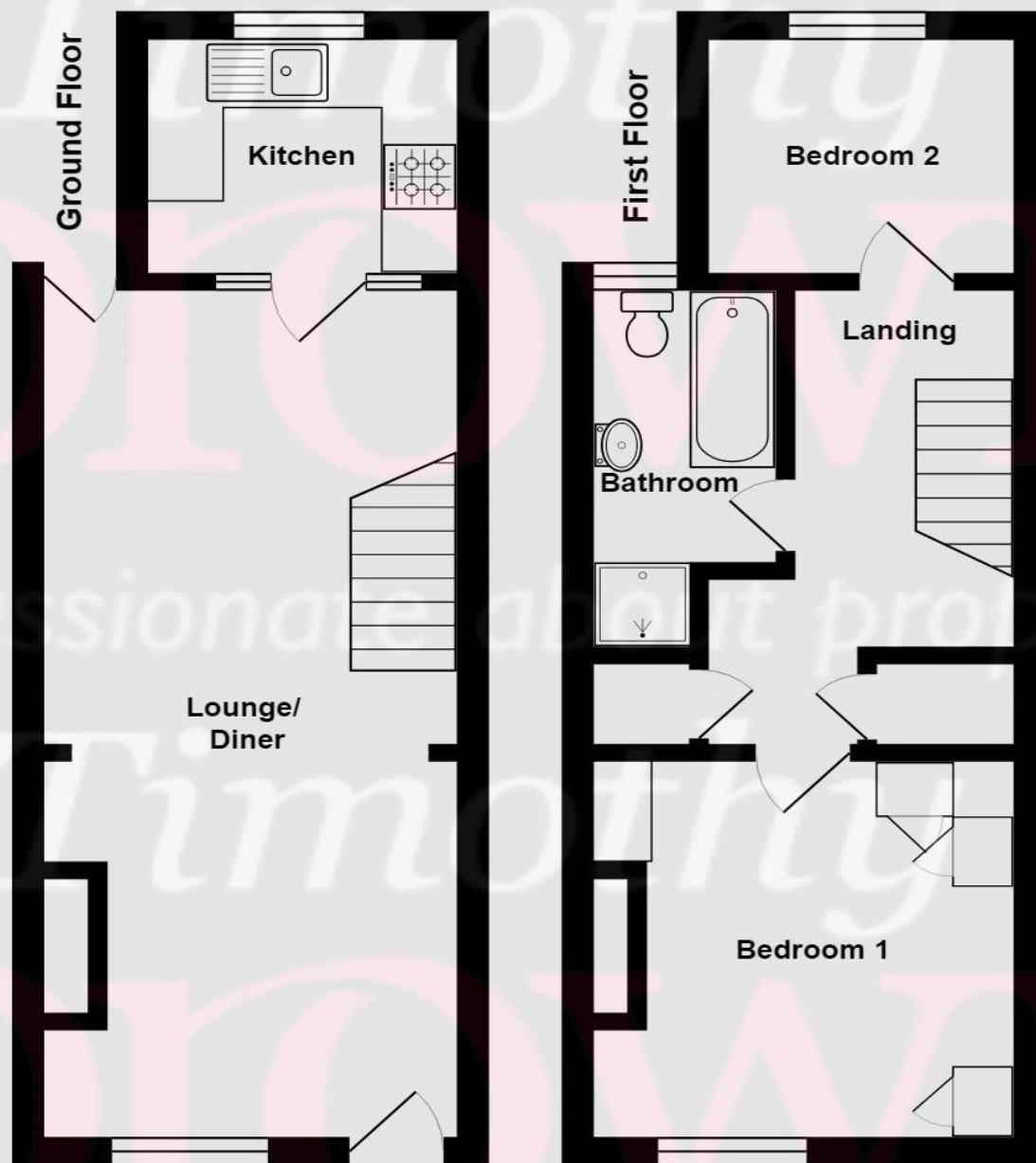


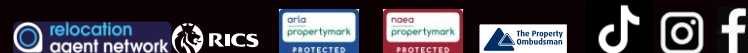
# Timothy a brown



Total Area: 62.4 m<sup>2</sup>  
All contents, positioning & measurements are  
approximate and for display purposes only  
Plan produced by Thorin Creed

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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## Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

8 Worrall Street,  
Congleton, Cheshire CW12 1DT

Selling Price: £140,000

- CHARMING SPACIOUS MID TERRACE
- TWO GENEROUS BEDROOMS
- WELL EQUIPPED KITCHEN & BATHROOM
- NEW CARPETS & FRESHLY DECORATED
- ENCLOSED REAR COURTYARD
- CLOSE TO CONGLETON TOWN CENTRE
- NO CHAIN



Freshly Transformed & Enviably Located A True Gem!

This Charming & Deceptively Spacious Two-Bedroom Terrace Offers Freshly Decorated Interiors, Brand New Carpets, and a Coveted Location.

Prepare to be impressed by this attractive period home, thoughtfully improved to offer a modern, comfortable lifestyle without compromising on its inherent charm. Step onto pristine new carpets and experience the light and airy feel of a freshly decorated interior, ready for you to simply move in and enjoy.

Designed for Living:

The ground floor features a bright lounge seamlessly flowing into a dining room, creating an open and adaptable living space, and offers easy access to the outdoor area. The fitted kitchen is well-equipped, perfect for culinary endeavours. Upstairs, discover two generous bedrooms and a bathroom, thoughtfully designed with a separate shower enclosure alongside the main bath. Majority double glazing enhances energy efficiency and comfort.

Walk to Everything - Lifestyle at Your Doorstep:

Beyond its inviting interiors, this home shines with its unbeatable location. You are literally a "stone's throw" from Congleton town centre, putting its



fantastic selection of shops, lively bars, and diverse restaurants right at your fingertips. At the end of the road lies the "award winning" Congleton Park, a magnificent green oasis perfect for leisurely strolls and family fun, and the recently opened multi million-pound leisure – a modern hub fitness centre, with pool and spa facilities.

For commuters, Congleton Railway Station is conveniently located at the top of Park Lane, providing frequent express services to Manchester & Stoke-on-Trent.

This property presents a rare opportunity to acquire a beautifully finished home in a truly prime and convenient location. Arrange your viewing today to fully appreciate its appeal!

The accommodation briefly comprises:  
(all dimensions are approximate)

FRONT ENTRANCE : Timber panelled door with glazed fan light to:

LOUNGE THROUGH DINING ROOM 25' 3" x 11' 0" (7.69m x 3.35m) overall:

LOUNGE AREA 11' 11" x 11' 0" (3.63m x 3.35m): Wood grain effect PVCu double glazed window to front aspect. Exposed beams to ceiling. Dado rail. Coal effect electric fire set on marble effect hearth with light wooden fire surround. Double panel central heating radiator. 13 amp power points. Television aerial point. Cupboard housing gas and electric meter. Stairs to first floor.

DINING AREA 13' 6" x 11' 0" (4.11m x 3.35m): Exposed beams to ceiling. Dado rail. 13 amp power points. Stable door to rear yard.



KITCHEN 8' 0" x 6' 9" (2.44m x 2.06m): PVCu double glazed window to rear aspect. Limewashed oak fronted eye level and base units having wooden edged marble effect preparation surfaces over with one and a half bowl sink unit inset. Built-in stainless steel four ring gas hob with matching fan assisted electric oven/grill inset with matching extractor hood over. Space and plumbing washing machine. Space for fridge. Wall mounted Ideal Logic combination boiler. Multi coloured glazed tiles to splashbacks. 13 amp power points. Oak effect flooring as laid.

LANDING : Access to roof space. Two deep recessed store cupboards.

BEDROOM 1 FRONT 11' 4" x 10' 3" (3.45m x 3.12m): Wood grain effect PVCu double glazed window to front aspect. Double panel central heating radiator. 13 amp power points. Fitted light oak effect bedroom furniture comprising: three single wardrobes with three overhead store cupboards, dressing table with four drawers.

BEDROOM 2 REAR 8' 3" x 6' 9" (2.51m x 2.06m): PVCu double glazed window to rear aspect. Single panel central heating radiator.

BATHROOM 8' 6" x 4' 9" (2.59m x 1.45m): Timber framed window to rear aspect. White suite comprising: Panelled bath. Separate and fully enclosed shower cubicle housing Mira electric shower. Pedestal wash hand basin. Low level w.c. Wall mounted towel radiator. Tiled walls.

OUTSIDE REAR : Small enclosed yard with timber decked area with right of way over 6, 4 and 2 to Park Road. Next door has a right of way over yard of number 8.

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

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

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



LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 1DT

Energy performance certificate (EPC)		
8, Wormal Street CONGLETON CW12 1DT	Energy rating	Valid until: 5 March 2029
	D	Certificate number: 8361-6227-5000-8972-4902

Property type	Mid-terrace house
Total floor area	62 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.

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

