

## Energy performance certificate (EPC)

34 Astbury Street CONGLETON CW12 4EQ	Energy rating <b>D</b>	Valid until: 17 April 2034
		Certificate number: 4534-5124-5300-0233-7296

Property type	Mid-terrace house
Total floor area	61 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.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		85 B
69-80	<b>C</b>		
55-68	<b>D</b>	60 D	
39-54	<b>E</b>		
21-38	<b>F</b>		
1-20	<b>G</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

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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34 Astbury Street,  
Congleton, Cheshire CW12 4EQ

Selling Price: £135,000

- CHARMING MID TERRACE WITH NO ONWARD CHAIN
- TWO DOUBLE BEDROOMS
- SEPARATE LOUNGE & DINING ROOM
- WELL APPOINTED KITCHEN
- MODERN BATHROOM
- ENCLOSED REAR COURTYARD GARDEN
- CLOSE TO CONGLETON TOWN CENTRE & ASTBURY MERE

Your Perfect Home Awaits: Charming Two-Bedroom Mid-Terrace with No Onward Chain!

Discover this much sought-after two-bedroom mid-terrace property, presented in good order and offering an exceptional opportunity for a wide range of buyers. Whether you're a first-time buyer stepping onto the property ladder, an astute investor seeking a valuable asset, or looking to downsize without compromising on comfort, this home is perfectly suited for you.

Key Features You'll Love:

- **No Onward Chain:** Enjoy a smooth and swift purchasing process.
- **Two Double Bedrooms:** Generously sized rooms offering comfortable and private spaces.
- **Separate Lounge & Dining Room:** Versatile living areas for relaxation and entertaining.
- **Well-Appointed Kitchen:** A functional space for your culinary needs.
- **Modern Bathroom:** A surprisingly spacious and well-maintained bathroom.
- **Enclosed Courtyard Garden:** A private outdoor haven for al fresco dining or quiet enjoyment.



- **Full PVCu Double Glazing & Gas Central Heating:** Ensuring warmth, efficiency, and comfort year-round.

**Step Inside Your New Home:** The inviting front entrance leads directly into a cosy lounge, featuring a charming living flame gas fire – perfect for those cooler evenings. This seamlessly flows into a dining room, where elegant French doors provide direct access to the private, enclosed rear courtyard, ideal for indoor-outdoor living. From the dining room, an inner vestibule guides you into the well-fitted kitchen, ready for your personal touch.

**Comfortable Upper Level:** Ascend to the first floor, where individual doorways lead to two generously sized double bedrooms, offering ample space and tranquillity. Completing this level is a surprisingly large and well-appointed bathroom, providing a comfortable and functional space.

**Outdoor Charm:** To the rear of the property, you'll find a delightful, enclosed courtyard garden. This private outdoor space is perfect for enjoying the sunshine, gardening, or simply relaxing.

**Prime Location:** Benefit from a highly desirable location, offering the best of both worlds. You're just a stone's throw away from the vibrant town centre, providing easy access to local amenities, shops, and transport links. For nature lovers, the



serene Astbury Mere Country Park is also within close proximity, offering beautiful walks and outdoor recreation.

Don't miss this fantastic opportunity to own a charming home in a sought-after location. Arrange your viewing today!

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

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

**LOUNGE 3.56m (11ft 8in) x 3.38m (11ft 1in) :** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Living flame coal effect gas fire set on marble effect hearth and back with Adams style fire surround. Large opening to:

**DINING ROOM 3.58m (11ft 9in) x 3.35m (11ft 0in) :** Double panel central heating radiator. 13 Amp power points. Open plan staircase to first floor. PVCu double glazed French doors to rear.

**INNER VESTIBULE 4' 10" x 4' 9" (1.47m x 1.45m):** Single panel central heating radiator. PVCu double glazed door to side.

**KITCHEN 2.74m (9ft 0in) x 2.26m (7ft 5in) :** PVCu double glazed window to rear and side aspect. Range of lime washed oak fronted eye level and base units having marble effect preparation surfaces with single drainer sink unit inset. Built in 4 ring gas hob with electric oven/grill below with integrated extractor hood over. Space and plumbing for washing machine. Space for fridge/freezer. Double panel central heating radiator. 13 Amp power points.

**First floor :**

**LANDING :** Doors to bedrooms and bathroom.



**BEDROOM 1 REAR 3.35m (11ft 0in) x 2.67m (8ft 9in) :** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Cupboard housing wall mounted Worcester combi boiler.

**BEDROOM 2 FRONT 11' 2" x 8' 9" (3.40m x 2.66m):** PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 6' 0" x 11' 1" (1.83m x 3.38m):** PVCu double glazed window to front aspect. White suite comprising: low level w.c., pedestal wash hand basin and Mira electric shower over. Glazed white tiles to splashbacks. Chrome centrally heated towel radiator.

**Outside :**

**FRONT :** On street parking.

**REAR :** Paved path to enclosed walled courtyard with paved and slate laid area with raised timber decked seating area. Cold water tap. Gated access into rear communal ginnel.

**TENURE :** Leasehold. 999 years from 1825 with 799 years remaining.

**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:** B

**DIRECTIONS:** SATNAV CW12 4EQ

