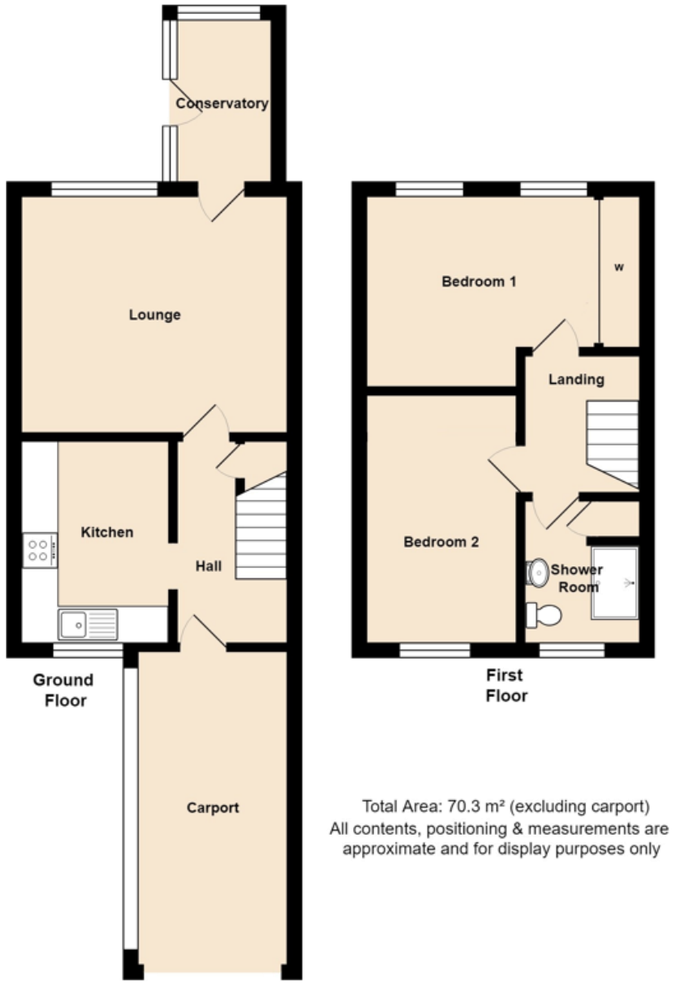


Total Area: 70.3 m² (excluding carport)
All contents, positioning & measurements are approximate and for display purposes only

Energy performance certificate (EPC)

1, Wesley Court CONGLETON CW12 4DB	Energy rating **D**	Valid until:	**30 September 2028**
		Certificate number:	**9063-2809-7903-9508-0925**

Property type	End-terrace house
Total floor area	65 square metres

Rules on letting this property

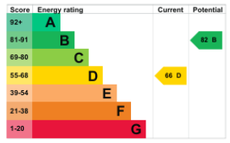
Properties can be let if they have an energy rating from A to E.

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).

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.



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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a brown

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BEST ESTATE AGENT GUIDE AWARDS 2025 WINNER SALES — AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2025 TOP 500 SALES & LETTINGS — AWARDED FOR MARKETING I SERVICE I RESULTS

BRITISH PROPERTY AWARDS 2024 GOLD WINNER — ESTATE AGENT IN CONGLETON

1 Wesley Court,

Congleton, Cheshire CW12 4DB

Selling Price: Offers in Excess of

- TWO DOUBLE BEDROOM END MEWS
- LIGHT-FILLED DINING KITCHEN & SPACIOUS LOUNGE
- MODERN SHOWER ROOM
- SMALL CONSERVATORY FOR RELAXATION
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- CONVENIENT CAR PORT & PARKING FOR TWO CARS
- PRIVATE ENCLOSED GARDENS
- SHORT WALKING DISTANCE TO CONGLETON TOWN CENTRE

A Charming Retreat in a Prime Location:

Tucked away in a small, discreet enclave, this charming and cosy two-bedroom end-mews home offers the perfect blend of peaceful living and unrivalled convenience. Situated in an area of constant demand, the property sits just a stone's throw from Congleton town centre and all its amenities, making it an ideal choice for those seeking a quiet retreat without sacrificing accessibility.

The home features a welcoming **Entrance Hall** leading to a light-filled **Dining Kitchen**. The spacious lounge provides a comfortable living area, which connects to a small conservatory, offering a delightful spot for relaxation.

Upstairs, you will find **Two Double Bedrooms** and a modern **Shower Room**.

Externally, the property boasts private, enclosed gardens perfect for outdoor enjoyment, along with a convenient carport and an additional off-road parking space, providing parking for two cars.

The home is fully equipped for modern comfort with gas central heating and PVCu double glazing.

The Local Area:

The location is truly a highlight. You are only a short stroll (just 0.2 miles) from the vibrant town centre with its wide array of shops, bars, and restaurants. For sports enthusiasts, the cricket ground, bowls club, and lawn tennis club are all within easy reach.

Congleton offers a rich blend of cultural and leisure activities, from the Daneside Theatre and the town's Jazz & Blues Festival to the serene Astbury Mere Country Park. The town's retail park provides convenient access to a comprehensive selection of supermarkets and shops.

Exceptional Connectivity:

Congleton is perfectly positioned with outstanding transport links, making it a commuter's dream:

- **Road:** Immediate access to the A34 and the Congleton Link Road provides swift travel to major cities in the North and South, including Manchester and The Potteries. The M6 Motorway (Junction 17) is just a 10-minute drive away.
- **Air:** Manchester International Airport, offering direct flights to over 180 worldwide destinations, is only 18 miles away.
- **Rail:** Congleton's own railway station is just two miles away with frequent express services to Manchester. The major regional rail hub of Crewe is less than 12 miles away.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite door with double glazed centre panel.

HALL : Stairs with cupboard below. Double panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval).

KITCHEN/DINER 10' 10'' x 8' 0'' (3.30m x 2.44m): PVCu double glazed window to front aspect. Cream high gloss matching base and eye level units with timber effect roll edge laminate surfaces. Inset one and a half bowl single drainer stainless steel sink with mixer tap. Beko electric cooker with extractor canopy over. 13 Amp power points. Single panel central heating radiator. Space and plumbing for washing machine. Cupboard housing Ideal Logic gas combi boiler.

LOUNGE 14' 3'' x 12' 8'' (4.34m x 3.86m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Door to:

LEAN-TO CONSERVATORY 9' 0'' x 5' 0'' (2.74m x 1.52m): PVCu double glazed door and windows to rear aspect. Double panel central heating radiator. 13 Amp power points. Door to outside.

First Floor :

LANDING : Access to roof space. 13 Amp power points.

BEDROOM 1 REAR 12' 5'' x 10' 4'' (3.78m x 3.15m): Two PVCu double glazed windows to rear aspect. Built in wardrobes to one wall. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 13' 5'' x 8' 0'' (4.09m x 2.44m): PVCu double glazed window to front aspect. Single panel central heating radiator. Single power point.

SHOWER ROOM 5' 10'' x 5' 0'' (1.78m x 1.52m) extending to 7' 10'' (2.39m): PVCu double glazed opaque window to front aspect. White suite comprising: low flush w.c., pedestal wash hand basin and large shower enclosure housing a mains fed shower over. Single panel central heating radiator. Door to linen cupboard with radiator and slatted shelving.

Outside :

FRONT : Carport 18' 0'' x 7' 2'' (5.48m x 2.18m) with off road parking.

REAR : Fully enclosed with Indian stone paving and lawned garden. Pathway to side leading to front.

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 4DB