



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



Timothy a
brown

www.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



40 Parson Street,
Congleton, Cheshire CW12 4ED

Selling Price: £190,000

- LARGER STYLE THREE-BEDROOM HOME WITH LOFT SPACE
- FLEXIBLE LAYOUT WITH SEPARATE DINING ROOM & LOUNGE
- GAS CENTRAL HEATING & PVCu DOUBLE GLAZING THROUGHOUT
- PRIVATE REAR COURTYARD GARDEN
- UNRESTRICTED ON-STREET PARKING ON WIDE ROAD
- WALKING DISTANCE TO TOWN CENTRE & LOCAL SCHOOLS
- MOMENTS FROM ASTBURY MERE COUNTRY PARK & OUTDOOR ACTIVITIES
- NO ONWARD CHAIN – READY TO MOVE STRAIGHT IN

NO CHAIN – Spacious & Versatile 3-Bedroom Home Near Astbury Mere!

Step into this generously sized, larger-style three-bedroom property offering fantastic value and flexible living space. With PVCu double glazing and gas central heating, comfort and efficiency come as standard.

Inside, the layout is ideal for modern living, featuring a welcoming hallway, a bright dining room, a cosy lounge, and a well-equipped fitted kitchen on the ground floor.

Upstairs, you'll find three bedrooms, a family bathroom, and a staircase leading to a versatile loft space—perfect for a home office, playroom, or extra storage.

Outside, enjoy unrestricted on-street parking on a wide road, a charming front garden, and a private rear courtyard garden — ideal for relaxing or entertaining.

Location is everything, and this home delivers! Just a short stroll to Congleton town centre, local schools for all ages, and the stunning Astbury Mere Country Park—a haven for walkers, runners, anglers, and water sports enthusiasts.

This property is expected to attract strong interest, so early viewing is highly recommended. Don't miss your chance to make this fantastic home yours!



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL : Dado rail. Radiator. Stripped door to:

DINING ROOM 10' 2" x 11' 8" (3.10m x 3.55m): PVCu double glazed window to front aspect. Radiator. Stone open fireplace.

LOUNGE 15' 6" x 10' 10" (4.72m x 3.30m): PVCu double glazed window. Fireplace, Radiator. Stripped doors to stairs and kitchen. Door to understairs cupboard.

KITCHEN 13' 0" x 7' 10" (3.96m x 2.39m): PVCu double glazed windows to rear and side elevations. Timber effect matching base and eye level units with laminated preparation surfaces having 1.5 bowl sink unit inset. Space for slot in cooker. Space and plumbing for washing machine and tumble dryer. Tiled splashbacks. Radiator, Worcester combi gas central heating boiler. PVCu double glazed door to outside.

First Floor :

LANDING : Stripped doors to all rooms. Fitted cupboard. Staircase to roof space.

BEDROOM 1 REAR 11' 0" x 12' 3" (3.35m x 3.73m): PVCu double glazed window to rear aspect. Radiator. Door to recessed cupboard.

BEDROOM 2 FRONT 12' 4" x 7' 2" (3.76m x 2.18m): PVCu double glazed window to front aspect. Radiator.



BEDROOM 3 FRONT 10' 0" x 7' 3" max 3' 11" min (3.05m x 2.21m max 1.19m min): PVCu double glazed window to front aspect. Radiator.

ROOF SPACE AREA 15' 7" x 10' 10" (4.75m x 3.30m): Two Velux roof lights. Radiator. Eaves storage. Door to wardrobe.

Outside :

FRONT : Low level brick wall. Front boundary wall. Evergreen plants.

SIDE : Alley to rear.

REAR : Enclosed rear courtyard with gate to side alley. Outside tap and light.

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 4ED



Energy performance certificate (EPC)

40 Parson Street CONGLETON CW12 4ED	Energy rating D	Valid until: 8 October 2035
		Certificate number: 9320-2081-9500-2405-6505

Property type	Mid-terrace house
Total floor area	119 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 D.

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

