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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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15 Crescent Road
Congleton, Cheshire CW12 4BG

Selling Price: £185,000

- SPACIOUS THREE-BEDROOM MID-TERRACE HOME
- ENCLOSED REAR GARDEN WITH GATED ACCESS
- SUPERB POTENTIAL FOR FULL MODERNISATION
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- EXCELLENT LOCATION CLOSE TO ASTBURY MERE COUNTRY PARK
- WALKING DISTANCE TO CONGLETON TOWN CENTRE AMENITIES AND TRANSPORT LINKS
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

IDEAL FIRST HOME OR RENOVATION PROJECT – THREE BEDROOM MID-TERRACE WITH LARGE GARDEN & NO ONWARD CHAIN.

Set within a desirable residential area close to Congleton town centre and the picturesque Astbury Mere Country Park, this spacious three-bedroom mid-terrace home offers an outstanding opportunity to create a beautifully modernised property to your own taste and style.

The accommodation includes a reception hallway, a generous dual-aspect lounge, and a kitchen with garden outlook, alongside a separate WC and useful rear porch.

Upstairs are three well-proportioned bedrooms—two doubles with built-in storage—and a bathroom.

Outside, the property enjoys an enclosed lawned rear garden, providing a pleasant outdoor retreat with gated access via a shared ginnel to the front.

While the property would now benefit from general updating, it provides a solid and well-cared-for foundation with exceptional potential for enhancement and future value uplift.

Perfectly positioned to enjoy both convenience and countryside, the home lies within easy reach of Congleton’s thriving town centre, which offers a wonderful mix of independent shops, high-street names, and welcoming cafés, bars, and



restaurants. Nature lovers will appreciate nearby Astbury Mere Country Park, a beautifully landscaped 34-acre nature reserve with scenic trails, picnic areas, and a sailing club—ideal for dog walkers, runners, and families alike. For commuters, Congleton railway station and the M6 motorway network are both easily accessible, providing excellent links to Manchester, Stoke-on-Trent, and London.

Early inspection is strongly advised to appreciate this home’s potential and desirable location.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Timber panelled door with glazed fanned light.

HALL : Stairs to first floor. PVCu double glazed window to front aspect. Single panel central heating radiator.

SEPARATE W.C. : PVCu double glazed window to side aspect. Low level W.C. Wall mounted wash hand basin.

LOUNGE 16' 2" x 11' 4" (4.92m x 3.45m): Dual aspect PVCu double glazed windows. Double panel central heating radiator. Wall mounted colonial style gas fire with back boiler behind. 13 Amp power points.

KITCHEN 12' 4" x 9' 1" (3.76m x 2.77m): PVCu double glazed window to rear aspect. Basic base units and single drainer sink unit inset. Single panel central heating radiator. 13 Amp power points.

REAR PORCH 4' 6" x 4' 5" (1.37m x 1.35m): Understairs store cupboard. Door to outside rear.



First Floor :

LANDING : Timber framed window to rear aspect.

BEDROOM 1 FRONT 13' 1" x 11' 5" (3.98m x 3.48m): Timber framed window to front aspect. Single panel central heating radiator. 13 Amp power points. Feature fireplace. Airing cupboard with lagged hot water cylinder. Built-in wardrobe.

BEDROOM 2 FRONT 11' 7" x 8' 6" (3.53m x 2.59m): Timber framed window to front aspect. Single panel central heating radiator. 13 Amp power points. Feature fireplace with built-in wardrobe.

BEDROOM 3 REAR 8' 1" x 7' 5" (2.46m x 2.26m): Timber framed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 5" x 4' 6" (2.56m x 1.37m): Timber framed window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath.

Outside :

FRONT : Paved forecourt.

REAR : Enclosed lawned garden. Gated access to shared ginnel leading to the front.

TENURE : Freehold (subject to solicitors 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 Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4BG

