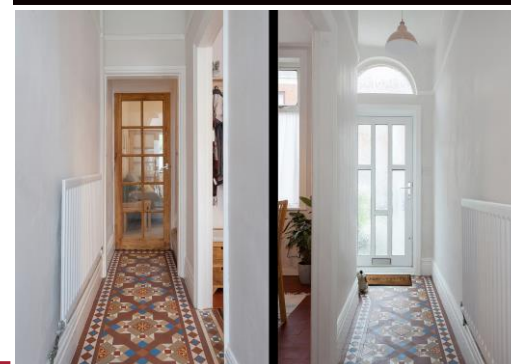


Timothy a brown



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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24 Swan Street
Congleton, Cheshire CW12 4BW

Selling Price: £150,000

- CHARACTERFUL VICTORIAN MID TERRACE
- MINTON TILED ENTRANCE HALL
- LOUNGE & DINING ROOM
- MODERN KITCHEN
- TWO DOUBLE BEDROOMS
- SPACIOUS BATHROOM
- REAR COURTYARD WITH TIMBER DECKED TERRACE
- CLOSE TO TOWN CENTRE

A Characterful Victorian Terrace Blending Period Charm with Modern Comforts.

Tucked away in a convenient location close to town amenities, this lovingly cared for two-bedroom Victorian terrace offers a stylish mix of original character and thoughtful modern updates — perfect for first-time buyers or downsizers alike.

Step inside to a welcoming entrance hall with an eye-catching Minton tiled floor, deep skirting boards, and a traditional picture rail — a hint of the charm that continues throughout.

A front reception room used as a dining room with feature fireplace provides a fun sociable room. The cosy lounge features a recessed fireplace with a floating oak mantle and slate hearth, and wood burning stove, creating a perfect space to relax. The modern kitchen is both smart and functional, fitted with hand-painted cabinetry, granite-effect worktops, and integrated appliances including an oven, hob, extractor, and dishwasher.

Upstairs, there are two generous double bedrooms, the front filled with natural light and the rear offering built-in storage. The spacious bathroom is fitted with a white suite and a mains-fed thermostatic shower over the bath.

Outside, a concrete courtyard leads to a large timber-decked terrace — an ideal space for al

fresco dining and entertaining. There’s also a brick-built outbuilding with plumbing for a washing machine and access to a shared passageway to the front.

With PVCu double glazing, gas central heating, and a modern combi boiler, this charming home combines character, practicality, and comfort in equal measure.

The accommodation briefly comprises
(all dimensions are approximate)

- ENTRANCE :** Aluminium framed sealed unit double glazed door.
- HALL :** Attractive Minton tiled floor. Deep skirting. Picture rail. Single panel central heating radiator.
- DINING ROOM 11' 2" x 8' 6" (3.40m x 2.59m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature fireplace with tiled hearth. Cupboard fitted to alcove.
- LOUNGE 11' 10" x 10' 9" (3.60m x 3.27m):** PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. Recessed fireplace featuring a wood burning stove with floating oak mantle set on slate tiled hearth. Recessed understairs area.
- KITCHEN 9' 6" x 5' 11" (2.89m x 1.80m):** PVCu double glazed window to rear aspect. Range of modern hand painted eye level and base units having granite effect preparation surface over with built-in 4-ring electric hob with electric oven/grill below and extractor hood over. Space for fridge and freezer. Integrated dishwasher. Attractive tiling to splashbacks. Wall mounted Main combi gas boiler. Aluminium framed sealed unit double glazed door to outside.

First Floor Landing :

BEDROOM 1 FRONT 11' 10" x 11' 2" (3.60m x 3.40m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 9" x 11' 0" (3.58m x 3.35m): PVCu double glazed window to rear aspect. Single panel central heating. 13 Amp power points. Overstairs store cupboard. Access to roof space.

BATHROOM 9' 5" x 6' 0" (2.87m x 1.83m): PVCu double glazed window to rear aspect. White suite comprising low level W.C., pedestal wash hand basin and panelled bath with mains fed thermostatically controlled shower over. Tiles to splashbacks. Double panel central heating radiator.

REAR : Concrete laid yard area beyond which is an extensive timber decked terrace ideal for outside dining. Brick built store with space and plumbing for washing machine. Shared passage to 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 4BW

