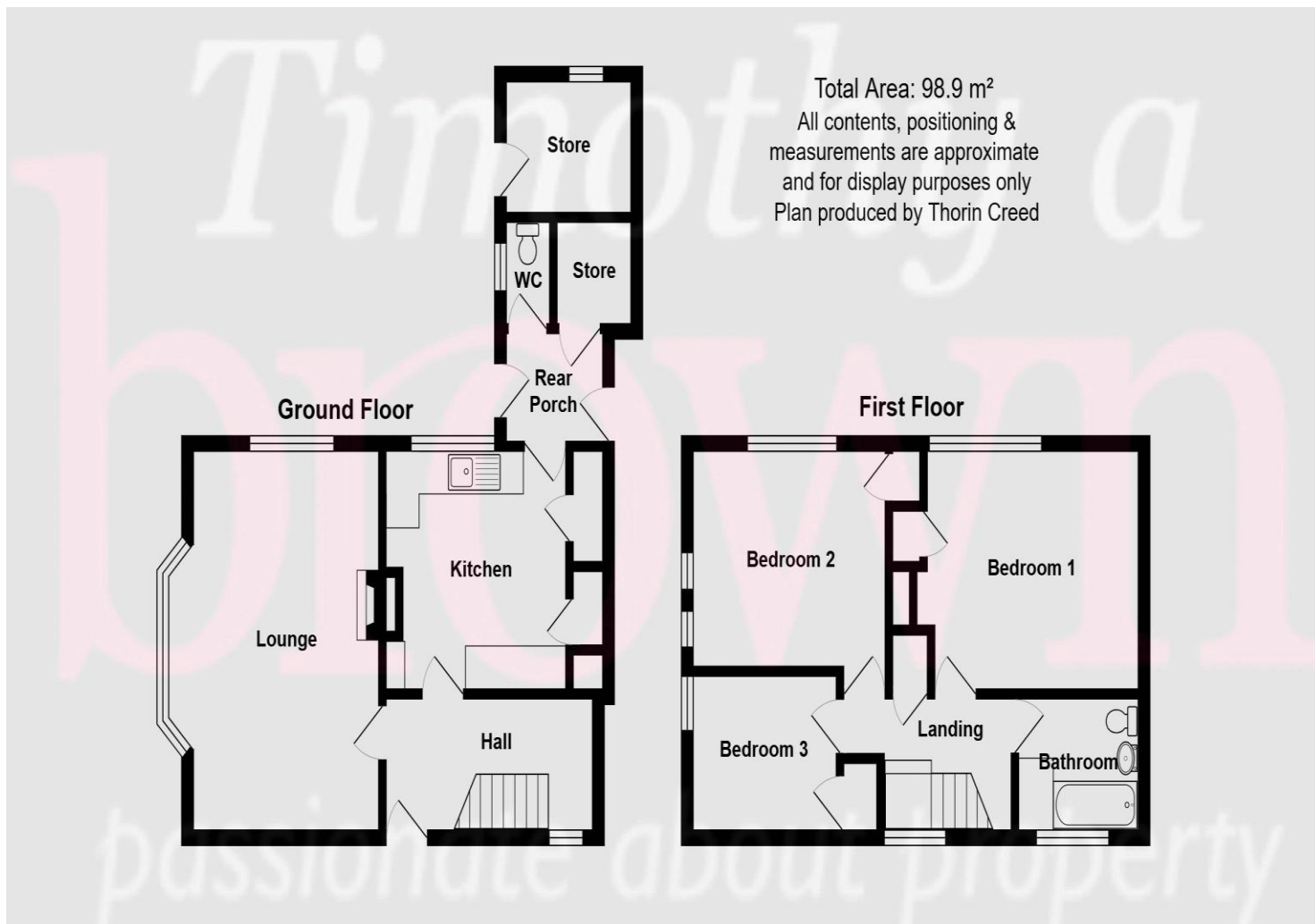


Timothy a brown



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Timothy a brown

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1 Nursery Lane
Congleton, Cheshire CW12 3EX

Selling Price: Guide Price £140,000

- THREE-BEDROOM END-TERRACE PROPERTY
- IDEAL RENOVATION AND IMPROVEMENT PROJECT
- WALKING DISTANCE TO TOWN CENTRE AMENITIES
- BAY-FRONTED LOUNGE
- USEFUL OUTHOUSE WITH WC AND STORAGE
- LAWNED REAR GARDEN
- OFF-ROAD PARKING TO THE REAR
- EXCELLENT POTENTIAL TO ADD VALUE AND PERSONALISE

FOR SALE BY PRIVATE TREATY (Subject to contract)

This has the makings of a great value renovation project and would appeal to purchasers looking to create a home to their own taste and specification.

An excellent opportunity to acquire a competitively priced three-bedroom end-terrace home requiring modernisation throughout, offering buyers the chance to create a property tailored to their own style and requirements.

Conveniently situated within easy walking distance of the town centre and its wide range of amenities, the property also benefits from off-road parking to the rear, accessed via a dropped kerb.

The accommodation, which is served by gas central heating (currently requiring repair or replacement), briefly comprises: front door leading to the hallway with staircase to the first floor, a bay-fronted lounge, and a kitchen featuring two useful storage cupboards.

A rear door provides access to a rear porch outhouse incorporating a WC and additional store rooms.

To the first floor, the landing leads to three bedrooms and a family bathroom.

Externally, the property enjoys a lawned rear garden together with the valuable addition of off-road parking.



The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Front door to hall.

HALL : Stairs. Single panel radiator. Doors to all rooms.

LOUNGE 17' 8" x 13' 6" (5.38m x 4.11m) into bay: Bay window to side aspect. Window to rear. Brick fireplace. Two radiators. 13 Amp power points.

KITCHEN 11' 1" x 11' 0" (3.38m x 3.35m): Window to rear aspect. Range of base and eye level units with laminated surfaces. Plumbing and space for washing machine. Single drainer stainless steel sink. Space for cooker. Radiator. Door to pantry. Door to storage. Door to rear lobby.

REAR PORCH : Doors to outside. Doors to coal house/storage and W.C.

First Floor :

LANDING : Window to front aspect. Access to partially boarded roof space. Door to airing cupboard with lagged cylinder. Doors to all rooms.

BEDROOM 1 REAR 13' 1" x 11' 2" (3.98m x 3.40m): Window to rear. Radiator. Single power point. Door to fitted cupboard.

BEDROOM 2 REAR 10' 0" x 11' 9" (3.05m x 3.58m): Windows to side and rear aspect. Radiator. Cupboard with gas central heating boiler.

BEDROOM 3 FRONT 7' 2" x 8' 9" (2.18m x 2.66m): Window to front aspect. Fitted cupboard. Single power point.

BATHROOM : Opaque window. White suite comprising low level W.C. pedestal wash hand basin and panelled bath. Tiled to splashbacks. Radiator.



Outside :

FRONT : Shared path with lawn to side with conifer tree boundary leading to front door. Alleyway to rear door.

SIDE : Path to rear.

REAR : Lawned rear garden with double vehicular access gates leading onto car parking hardstanding.

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 3EX



Energy performance certificate (EPC)

1 Nursery Lane CONWILLTON CW12 3EX	Energy rating E	Valid until: 17 August 2036
	Certificate number: 6136-6326-6600-6906-5262	

Property type	End-terrace house
Total floor area	86 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 E. It has the potential to be C.

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