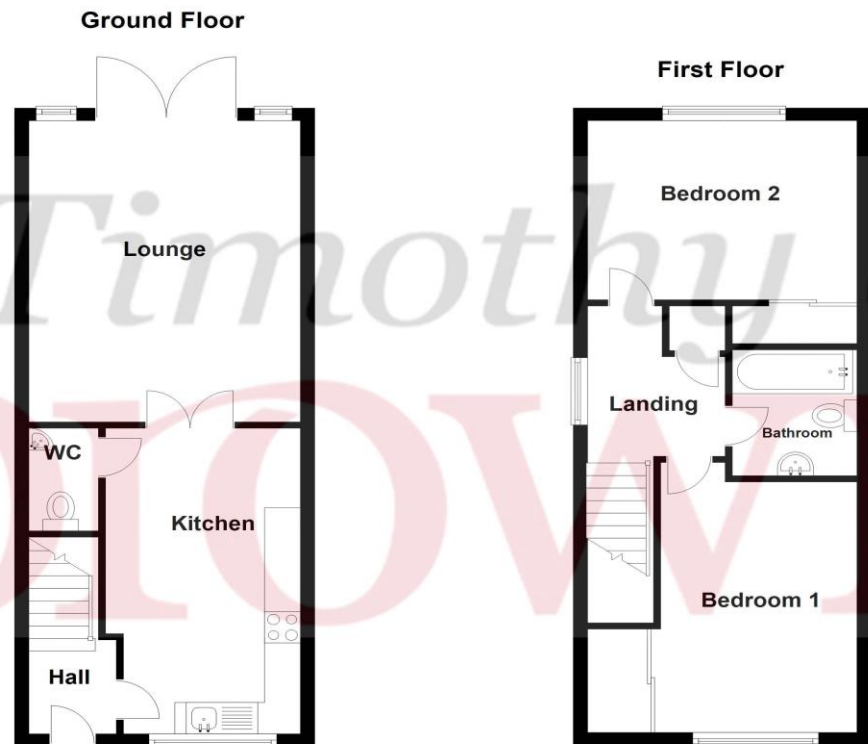


Timothy a brown



All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents. Plan produced using PlanUp.

Find an energy certificate (i) English | [Cymraeg](#)

Energy performance certificate (EPC)

Energy rating	C	Valid until	28 May 2034
Confidence number	6388-2884-3336-2224-4885		

Property type: Semi-detached house
Total floor area: 74 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 conditions and exemptions [here](#) and a checklist of checks [here](#).

Energy rating and score

This property's energy rating is C. It has the potential to be B.
[See how to improve this property's energy efficiency](#)

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
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44 Parson Street
Congleton, Cheshire CW12 4ED

Selling Price: £220,000

- ARCHITECT-DESIGNED MODERN SEMI-DETACHED HOME
- BUILT APPROXIMATELY 10 YEARS AGO
- TWO SPACIOUS DOUBLE BEDROOMS
- STYLISH DINING KITCHEN AND COMFORTABLE LOUNGE
- ENERGY EFFICIENT WITH PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- PRIVATE DRIVEWAY PARKING PLUS ENCLOSED LANDSCAPED GARDEN
- WALKING DISTANCE TO CONGLETON TOWN CENTRE & ASTBURY MERE COUNTRY PARK
- OFFERED FOR SALE WITH NO ONWARD CHAIN



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

NO ONWARD CHAIN

An individual architecturally designed semi-detached home, constructed approximately 10 years ago, offering stylish contemporary living combined with impressive energy efficiency and a highly convenient location close to the heart of Congleton.

Tucked away towards the top of the ever-popular Parson Street, this modern home immediately stands out amongst the characterful terraces that make this road so sought after.

With unrestricted parking along the wide street and the added advantage of private driveway parking, number 44 is perfectly positioned to appeal to buyers seeking both practicality and lifestyle.

The accommodation is beautifully presented throughout and comprises: welcoming entrance hall, spacious dining kitchen ideal for entertaining, comfortable lounge, first floor landing, two generous double bedrooms and a modern bathroom.

The property also benefits from full PVCu double glazing and gas central heating.

Externally, the home enjoys an enclosed rear garden designed for low maintenance living, featuring attractive Indian stone paving alongside an artificial lawn — perfect for relaxing,

entertaining or enjoying outdoor dining during the warmer months.

The location is exceptional. Within walking distance of Congleton town centre, Tesco and the Retail Park, the property is also ideally placed for Astbury Mere Country Park — a hugely popular destination for walkers, runners, paddleboarders and outdoor enthusiasts alike, with its scenic waterside trails and outdoor pursuits centre creating a fantastic community atmosphere. Congleton itself continues to grow in popularity thanks to its superb blend of lifestyle, convenience and connectivity.

The town offers an excellent range of independent shops, cafés, restaurants, bars and everyday amenities, alongside regular markets, craft fairs and a thriving cultural scene including the Daneside Theatre and renowned Jazz & Blues Festival.

For commuters, the transport links are outstanding. Immediate access to the A34 and Congleton Link Road connects seamlessly to Manchester, Stoke-on-Trent, Newcastle-under-Lyme and Birmingham, whilst Junction 17 of the M6 is approximately 15 minutes away. Manchester International Airport is just 18 miles distant and Crewe railway station — a major regional rail hub — is less than 12 miles away. Congleton's own railway station also provides regular services to Manchester and beyond.

Modern homes in this location are exceptionally rare and with no onward chain involved, early viewing is strongly recommended.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : High security panelled door with double glazed upper panels to:

HALL : Single panel central heating radiator. Stairs to first floor.

DINING KITCHEN 4.45m (14ft 7in) x 2.75m (9ft 0in) : PVCu double glazed window to front aspect. Fitted with a range of contemporary base and eye level units with single drainer sink unit inset. Marble effect preparation surfaces with stainless steel 4 ring gas hob and electric fan assisted oven/grill below and extractor above. Integrated dishwasher, fridge and freezer. Space and plumbing for washing machine. Double panel central heating radiator. 13 Amp power points. Double doors to lounge.

CLOAKROOM : Modern white suite comprising: low flush w.c. and wash hand basin.

SITTING ROOM 5.2m (17ft 1in) x 3.75m (12ft 4in) : 13 Amp power points. Television aerial point. Double panel central heating radiator. Oak effect floor. PVCu double glazed French doors to rear garden.

First floor :

LANDING : PVCu double glazed window to side aspect. Door to cupboard housing Worcester gas central heating boiler. Doors to all other rooms.

BEDROOM 1 FRONT 4.15m (13ft 7in) x 3.75m (12ft 4in) Maximum: PVCu double glazed window to front aspect. 13 Amp power points. Single panel central heating radiator. Fitted wardrobes with mirrored sliding doors.

BEDROOM 2 REAR 3.75m (12ft 4in) x 3.05m (10ft 0in) : PVCu double glazed window to rear aspect. 13 Amp power points. Single panel central heating radiator. Fitted wardrobes with mirrored sliding doors.

BATHROOM : White suite comprising: low flush w.c., pedestal wash hand basin and panelled bath with mains fed shower over. Chrome centrally heated towel radiator. Shaver point.

Outside :

FRONT : Driveway providing off road parking.

REAR : Enclosed garden with Indian stone patio and artificial lawn.

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 4ED

