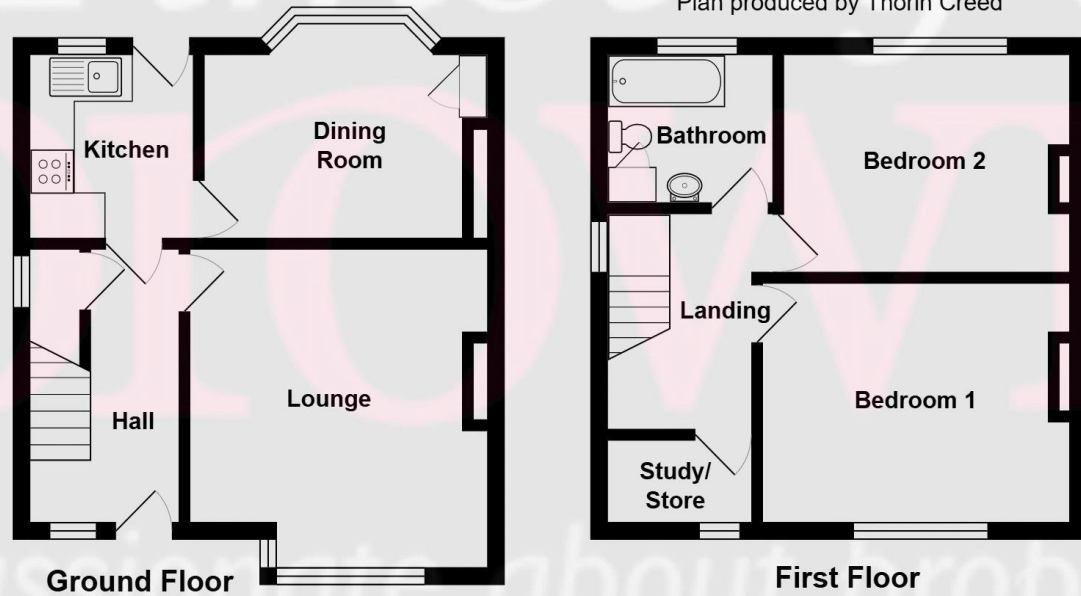




Total Area: 80.5 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



| Energy performance certificate (EPC) | | |
|---|---------------------------|--|
| 12, Holmes Chapel Road CONGLETON CW12 4NE | Energy rating D | Valid until: 6 September 2026 |
| | | Certificate number: 0444-2843-7117-9006-9335 |

Property type: Semi-detached house
 Total floor area: 81 square metres

Rules on letting this property

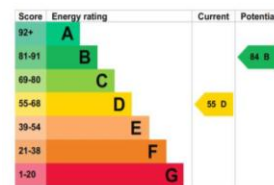
Properties can be let if they have an energy rating from A to E.

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 B.

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



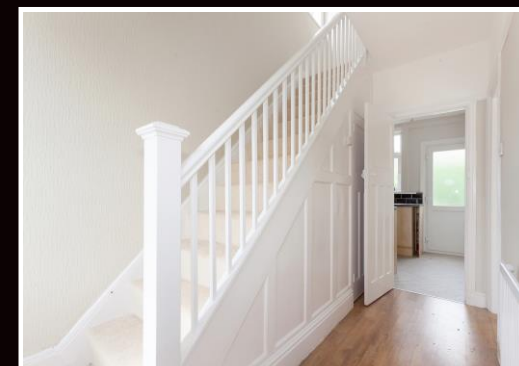
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
 the average energy score is 60

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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12 Holmes Chapel Road,
 Congleton, Cheshire CW12 4NE

Selling Price: £200,000

- TRADITIONAL 1930S/40S SEMI-DETACHED HOME FULL OF CHARACTER & POTENTIAL
- OFFERED FOR SALE WITH NO ONWARD CHAIN
- SPACIOUS BAY-FRONTED LOUNGE & SEPARATE DINING ROOM WITH ORIGINAL FEATURES
- TWO DOUBLE BEDROOMS PLUS USEFUL THIRD BOX ROOM/HOME OFFICE
- DRIVEWAY PROVIDING OFF-ROAD PARKING FOR TWO VEHICLES
- ENCLOSED REAR GARDEN WITH LAWN & PRIVATE SEATING AREA
- WALKING DISTANCE TO ASTBURY MERE COUNTRY PARK, SCHOOLS, SHOPS & EXCELLENT TRANSPORT LINKS

Offered to the market with **no onward chain**, this attractive traditional 1930s/40s semi-detached home presents a wonderful opportunity for buyers seeking a property they can truly make their own. Retaining much of its original character and charm, the property benefits from some cosmetic updating, yet providing the perfect blank canvas for the next owner to add their own style and create a superb family home.

The accommodation begins with a welcoming entrance hall featuring oak-effect flooring, useful understairs storage and stairs rising to the first floor. To the front of the property, the spacious bay-fronted lounge enjoys attractive leaded and stained-glass upper lights together with a character fireplace, creating a warm and inviting living space. The separate dining room, overlooking the rear garden, offers further period appeal with a picture rail, feature fireplace and bay window, making it ideal for family dining and entertaining. The kitchen is fitted with a range of units and provides access to the rear garden.

To the first floor, a galleried landing leads to two well-proportioned double bedrooms, including a generous principal bedroom with feature tiled fireplace, together with a useful third box room which could serve as a nursery, home office or dressing room. The family bathroom is fitted with a three-piece suite and benefits from a built-in linen cupboard.

Externally, the property enjoys a gravelled driveway providing off-road parking for two vehicles. To the rear is an enclosed lawned garden with a pleasant slate-chipped seating terrace, bordered by mature hedging to create a good degree of privacy.

The location is particularly appealing for families and commuters alike. Astbury Mere Country Park is just a short walk away, offering beautiful lakeside walks, cycling routes and watersports facilities. Highly regarded local schools, including Congleton High School, Black Firs Primary School and The Quinta Primary School, are all within easy walking distance, as is West Heath Shopping Centre. Excellent transport links are available via the nearby A34 and M6 motorway network, with Manchester Airport approximately 17 miles away. The recently completed Congleton Link Road further enhances connectivity, providing swift access around the town and beyond.

A characterful home in a highly convenient location, offering enormous potential and available with no chain – early viewing is strongly recommended.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door with glazed centre panel and PVCu double glazed leaded and stained glass side panel.

HALL 11' 10" x 3' 8" (3.60m x 1.12m): Single panel central heating radiator. 13 Amp power points. Oak effect flooring. Stairs to first floor with hand rail, newel post and stringers with panelling to side of staircase. Understairs store cupboard with PVCu double glazed window to side aspect and wall mounted Ideal Logic gas combi boiler.

LOUNGE 14' 0" x 13' 3" (4.26m x 4.04m) to bay and alcove: PVCu double glazed bay window to front aspect with leaded and stained glass upper lights. Feature fireplace with tiled insert and timber surround. Single panel central heating radiator. 13 Amp power points.

KITCHEN 7' 10" x 7' 1" (2.39m x 2.16m): PVCu double glazed window to rear aspect. Light oak effect fronted eye level and base units having black granite effect preparation surface over with stainless steel 1.5 bowl sink unit inset. Space for slot in electric cooker with stainless steel extractor canopy over. Space and plumbing for washing machine. Double panel central heating radiator. PVCu double glazed door to outside rear.

DINING ROOM 11' 8" x 9' 5" (3.55m x 2.87m) to bay: PVCu double glazed bay window to rear aspect. Coving to ceiling. Picture rail. Single panel central heating radiator. Cupboards and drawers to one alcove. Feature fireplace with tiled surround.

First Floor :

GALLERIED LANDING 9' 5" x 6' 4" (2.87m x 1.93m) into stairs: PVCu double glazed window to side aspect. 13 Amp power points.

BEDROOM 1 FRONT 12' 5" x 10' 1" (3.78m x 3.07m): PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Feature tiled fireplace.

BEDROOM 2 REAR 12' 9" x 9' 6" (3.88m x 2.89m) into alcove: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BOX ROOM 3 FRONT 6' 5" x 3' 6" (1.95m x 1.07m): PVCu double glazed window to front aspect. 13 Amp power points.

BATHROOM 7' 3" x 6' 8" (2.21m x 2.03m): PVCu double glazed window to rear aspect. Coloured suite comprising: Low level W.C., pedestal wash hand basin and panelled bath. Double panel central heating radiator. Built in linen cupboard with single panel central heating radiator.

Outside :

FRONT : Gravel laid driveway with parking for 2 cars.

REAR : Lawned garden with terrace sitting area laid with slate chippings all enclosed with mature privet hedgerow. Passage to side leading to front.

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: C

DIRECTIONS: SATNAV CW12 4NE

