

Timothy a brown



Energy performance certificate (EPC)	
Address: Congleton ST16 1JH	Energy rating: D Valid until: 16 January 2028 Certificate number: 104-1046-0388-4751-0382
Property type: Mid-terrace 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/government/guidance/energy-ratings-for-landlords	
Energy rating and score This property's energy rating is D. It has the potential to be B. 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. See how to check this property's energy efficiency: https://www.gov.uk/government/guidance/energy-ratings-for-landlords For properties in England and Wales: the average energy rating is D the average energy score is 50	



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
 Tel: 01260 271255 Email: contact@timothyabrown.co.uk



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

Timothy a brown

www.timothyabrown.co.uk

35 John Street
 Biddulph, Staffordshire ST8 6BB

Selling Price: £125,000

- LARGER THAN AVERAGE TWO BEDROOM TERRACE
- RE-ROOFED IN RECENT YEARS
- TWO GENEROUS RECEPTION ROOMS
- TWO GOOD-SIZED DOUBLE BEDROOMS
- FOUR-PIECE FIRST FLOOR BATHROOM
- USEFUL UTILITY ROOM & GROUND FLOOR WC
- GENEROUS SUNNY, LOW-MAINTENANCE REAR GARDEN
- CONVENIENT FOR BIDDULPH TOWN CENTRE & LOCAL AMENITIES
- NO ONWARD CHAIN

A LARGER THAN AVERAGE TWO BEDROOM TERRACE WITH TWO RECEPTION ROOMS, USEFUL UTILITY, GROUND FLOOR WC AND A GENEROUS LOW-MAINTENANCE REAR GARDEN – CONVENIENTLY POSITIONED CLOSE TO BIDDULPH TOWN CENTRE AND BACKING ONTO SCHOOL PLAYING FIELDS.

This surprisingly spacious traditional terraced home offers considerably more accommodation than first appearances might suggest and is ideally positioned on a popular residential road within easy reach of Biddulph town centre.

The property combines generous room proportions with practical modern-day living and benefits from gas central heating, PVCu double glazing and, importantly, has been re-roofed in recent years.

Externally, there is also an excellent enclosed rear garden and yard enjoying a sunny aspect and a good degree of privacy.

Stepping inside, the accommodation opens into a welcoming front living room, where a box bay window provides plenty of natural light. Beyond is a particularly generous second reception/dining room, again featuring a bay window and offering ample space for both relaxing and entertaining. An exposed brick feature fireplace surround and stone hearth provide an attractive focal point, whilst useful understairs storage and the staircase to the first floor are also found here.



To the rear is the fitted kitchen, equipped with a range of wall and base units complemented by butcher's-block-style work surfaces and with direct access outside.

A real advantage of this home is the additional accommodation beyond the kitchen, comprising a separate utility room and ground floor WC – valuable features not always found in properties of this style.

Upstairs, the landing leads to two excellent-sized bedrooms, both offering comfortable double-bedroom proportions. Completing the first-floor accommodation is a spacious four-piece bathroom, fitted with a WC, wash hand basin, corner bath and separate shower enclosure.

Outside, there is a small courtyard frontage, whilst the rear is particularly worthy of note. A concrete yard extends through to a generous flagged, low-maintenance garden, providing an excellent space for outdoor seating, entertaining and enjoying the sunnier months. The garden enjoys a degree of privacy, backs towards school playing fields and also benefits from gated rear access.

The location is equally convenient. Biddulph town centre is within easy reach, providing a good selection of shops, supermarkets and everyday amenities, including Sainsbury's and ALDI, together with doctors, dentists and other essential services.



For commuters, Congleton Railway Station is approximately 2.5 miles away, providing connections to the national rail network, whilst Congleton offers convenient access towards the M6. Stoke-on-Trent, approximately seven miles to the south, provides an extensive range of shopping, leisure facilities and retail parks.

With its larger-than-average accommodation, two reception rooms, two generous bedrooms, excellent outside space and the added reassurance of having been re-roofed in recent years, this is a home that deserves to be viewed internally to fully appreciate everything it has to offer. Early viewing is highly recommended.

The accommodation briefly comprises

(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed front door with inset lead effect.

LOUNGE 13' 2" x 12' 5" (4.01m x 3.78m) max into bay: PVCu double glazed box bay window to front aspect. Coving to ceiling. Single panel central heating radiator. Coal effect electric fire.

SITTING ROOM 13' 0" x 12' 5" (3.96m x 3.78m) max: PVCu double glazed box bay window to rear aspect. Potential for a fireplace with exposed brick surround and stone hearth. Coving to ceiling. Single panel central heating radiator. Under stairs storage cupboard. Stairs off.

KITCHEN 9' 9" x 6' 11" (2.97m x 2.11m): PVCu double glazed window to rear aspect. Range of wall, drawer, base and display units with butcher's block style work surfaces incorporating a stainless steel sink unit with mixer tap. Free standing electric cooker. Tiled floor. PVCu double glazed door to outside.

INNER VESTIBULE : Single panel central heating radiator.



DOWNSTAIRS W.C. : PVCu frosted double glazed window to side aspect. Suite comprising low level W.C. and wall mounted wash hand basin. Partly tiled walls and tiled floor.

UTILITY 7' 2" x 3' 2" (2.18m x 0.96m): PVCu frosted double glazed window to side aspect. Space and plumbing for washing machine. 13 Amp power points. Tiled floor.

First Floor :

LANDING : Radiator.

BEDROOM 1 FRONT 12' 6" x 11' 4" (3.81m x 3.45m) max: PVCu double glazed window to front aspect. Dado rail. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 5" x 9' 3" (3.48m x 2.82m) max: PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Storage cupboard.

BATHROOM 9' 1" x 7' 0" (2.77m x 2.13m): PVCu frosted double glazed window to rear aspect. Four piece suite comprising: low level W.C., pedestal wash hand basin, corner bath and enclosure with wall mounted electric shower. Dado rail. Partly tiled walls to half height. Single panel central heating radiator. Cupboard housing a gas central heating boiler.

Outside :

FRONT : Steps up to small courtyard.

REAR : Concrete rear yard extending to the flagged rear garden which enjoys a degree of privacy. Gated rear access.

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through managing and letting agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Staffordshire Moorlands

TAX BAND: A

DIRECTIONS: SATNAV: ST8 6BB

