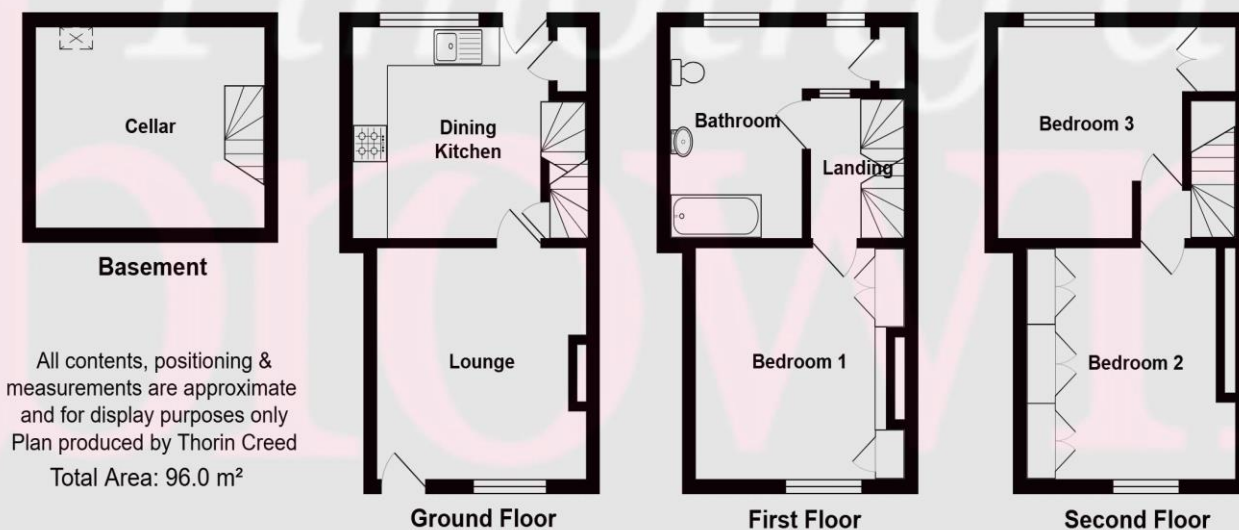


Timothy a brown



All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 96.0 m²

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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8 Heywood Street
Congleton, Cheshire CW12 4DL

Selling Price: £188,000

- LOVINGLY MAINTAINED THREE-BEDROOM COTTAGE
- DECEPTIVELY SPACIOUS ACCOMMODATION OVER THREE FLOORS
- COSY LOUNGE WITH EXPOSED BRICK FIREPLACE
- WELL-EQUIPPED SHAKER-STYLE BREAKFAST KITCHEN
- USEFUL CELLAR WITH POWER, LIGHT & NATURAL LIGHT
- THREE GOOD-SIZED BEDROOMS WITH FITTED STORAGE
- GENEROUS ENCLOSED COURTYARD GARDEN WITH RAISED TERRACE
- CONVENIENT FOR CONGLETON TOWN CENTRE – NO CHAIN

A LOVINGLY MAINTAINED THREE-BEDROOM COTTAGE WITH DECEPTIVELY SPACIOUS ACCOMMODATION ARRANGED OVER THREE FLOORS, A USEFUL CELLAR AND A GENEROUS ENCLOSED COURTYARD GARDEN.

This delightful traditional cottage on Heywood Street has been lovingly and continuously maintained by its current owners, creating a warm and welcoming home that offers considerably more accommodation than its attractive frontage might initially suggest.

Arranged over three floors, in addition to a useful cellar, the property combines period character with comfortable, practical living space and would make an excellent home for first-time buyers, couples, families or those looking to downsize without compromising on bedroom space.

The ground floor opens into a cosy front lounge, where an exposed brick chimney breast and arched fireplace with stove provide an appealing focal point. Beyond lies a well-equipped breakfast kitchen, fitted with an extensive range of Shaker-style units, integrated appliances and a deep pantry cupboard, together with direct access to the rear garden and cellar.

The cellar itself is a particularly useful addition, benefiting from power, lighting and natural light and offering excellent potential for storage, hobbies or a workshop.



To the first floor is a generous principal bedroom with fitted storage, together with a surprisingly spacious modern bathroom.

A further staircase rises to the second floor where two additional bedrooms, both with fitted wardrobes, complete the deceptive accommodation.

Outside is another of the property's real highlights. The generously proportioned enclosed courtyard garden has been thoughtfully arranged for ease of maintenance, incorporating paved seating areas, artificial lawn and a raised terrace – creating an attractive and private-feeling space for outdoor dining, entertaining and relaxation.

Conveniently positioned on Heywood Street, within easy reach of Congleton town centre and its wide range of shops, amenities and transport connections, this is a charming and deceptively spacious home which deserves to be viewed internally to be fully appreciated.

Offered for sale with NO ONWARD CHAIN.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Timber panelled front door to:

LOUNGE 12' 0" x 11' 10" (3.65m x 3.60m) into alcove: Timber framed sealed unit double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Exposed brick chimney breast with brick arch feature having electric stove inset. 13 Amp power points. Beech effect floor.



BREAKFAST KITCHEN 11' 0" x 10' 9" (3.35m x 3.27m): PVCu double glazed window to rear aspect. Double panel central heating radiator. Extensive range of shaker style eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Built-in double electric oven and grill. Built-in Bosch 4-ring gas hob with canopy extractor hood over. Space and plumbing for washing machine and slimline dish washer. Integrated fridge and freezer. Ceramic tiled floor. Deep recessed pantry cupboard. Stairs to first floor. PVCu double glazed door to outside. Door to cellar head with steps down to cellar.

CELLAR 13' 1" x 10' 4" (3.98m x 3.15m): Exposed brick walls. Vaulted ceiling. Power and light. PVCu double glazed window providing natural light. Feature fireplace.

First floor :

LANDING : Low voltage downlighters inset. Stairs to second floor.

BEDROOM 1 FRONT 12' 0" x 9' 10" (3.65m x 2.99m) to wardrobe: Timber framed sealed unit double glazed window to front aspect. Low voltage downlighters inset. 13 Amp power points. Single panel central heating radiator. Built-in wardrobe and cupboards with shelves.

BATHROOM 10' 9" x 7' 7" (3.27m x 2.31m) extending to 11'3 into recess : Two PVCu double glazed windows to rear aspect. Low voltage downlighters inset. Modern white suite comprising low level W.C. with concealed cistern, wash hand basin set in vanity unit with cupboards below and panelled bath with bath/shower mixer and glass screen. Centrally heated towel radiator. Cupboard housing Worcester gas combi boiler.

Second Floor :

LANDING : Access to roof space.

BEDROOM 2 FRONT 12' 0" x 8' 6" (3.65m x 2.59m) to wardrobes: Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Full



range of fitted wardrobes and cupboards with shelves to one wall.

BEDROOM 3 REAR 10' 10" x 10' 7" (3.30m x 3.22m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built-in wardrobe.

REAR : The enclosed courtyard garden is a real delight, fully enclosed with timber lapped fencing and an exposed brick feature wall to the rear boundary, laid with stone effect paving and a small artificial lawned area and a raised terrace to the rear of the garden. No.10 has right of way over No.8 to a shared passage out through to Elizabeth Street.

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 4DL

