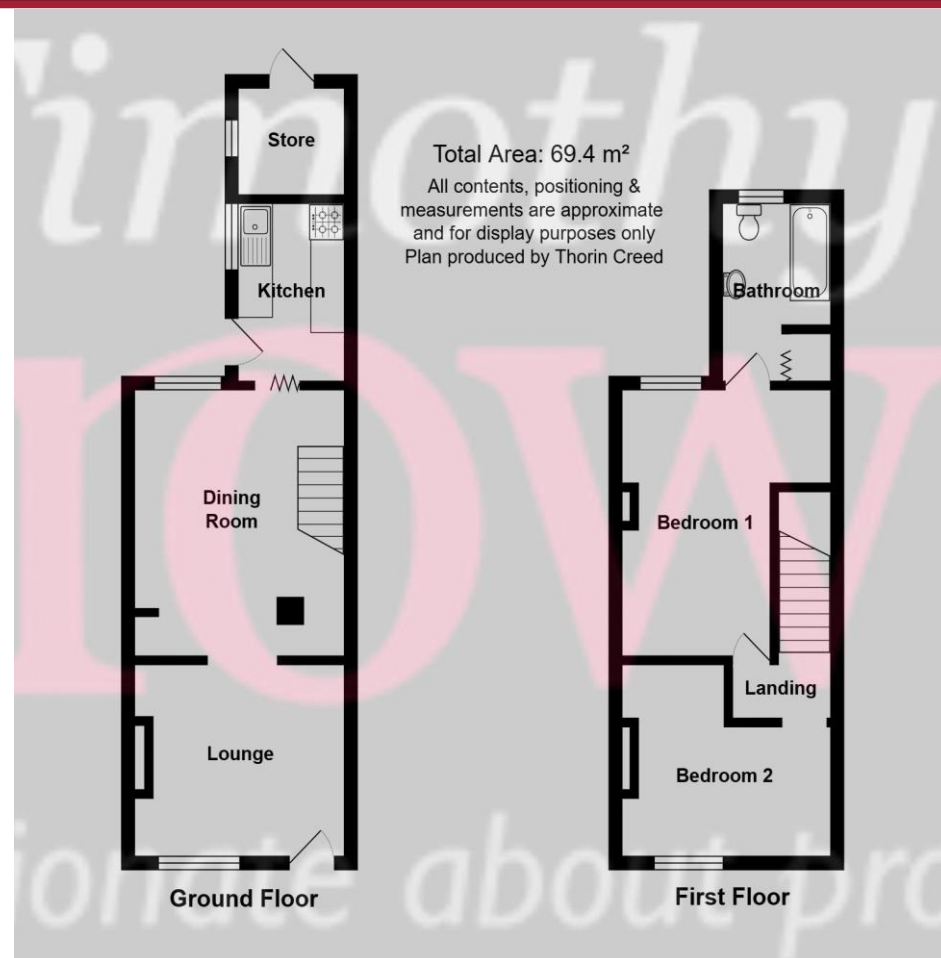
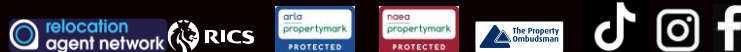




Energy performance certificate (EPC)																																			
11 Swan Street CONGLETON CW12 4BN	Energy rating D	Valid until 24 June 2036																																	
	Certificate number 8126-1228-4190-0444-0222																																		
Property type Total floor area	Mid-terrace house 66 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/minimum-energy-efficiency-standards-landlords).																																			
Energy rating and score																																			
This property's energy rating is D. It has the potential to be C.																																			
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																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr><td>92+</td><td>A</td><td></td><td></td></tr> <tr><td>81-91</td><td>B</td><td></td><td></td></tr> <tr><td>69-80</td><td>C</td><td></td><td></td></tr> <tr><td>55-68</td><td>D</td><td></td><td></td></tr> <tr><td>39-54</td><td>E</td><td></td><td></td></tr> <tr><td>21-38</td><td>F</td><td></td><td></td></tr> <tr><td>1-20</td><td>G</td><td></td><td></td></tr> </tbody> </table>				Score	Energy rating	Current	Potential	92+	A			81-91	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G		
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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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Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

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11 Swan Street,
Congleton, Cheshire CW12 4BN

Offers Over £140,000

- TRADITIONAL TERRACE COTTAGE JUST MOMENTS FROM TOWN CENTRE
- UNRESTRICTED PARKING DIRECTLY OUTSIDE THE PROPERTY
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING FITTED TWO YEARS AGO
- LOUNGE WITH BRICK FIREPLACE PLUS DINING ROOM & FITTED KITCHEN
- TWO BEDROOMS & FIRST-FLOOR BATHROOM
- SUNNY REAR COURTYARD WITH BRICK OUTHOUSE
- EASY-TO-MAINTAIN HOME IDEAL FOR INVESTORS OR FIRST-TIME BUYERS
- NO ONWARD CHAIN FOR A SMOOTH, STRAIGHTFORWARD PURCHASE

NO CHAIN – WALK TO TOWN – PARK RIGHT OUTSIDE

A charming traditional terrace cottage just moments from Congleton town centre – and unlike most, this one enjoys **unrestricted on-street parking right outside the door.**

Beautifully warm and efficient with **PVCu double glazing** and **gas central heating** installed around two years ago.

Inside, the ground floor offers a cosy **lounge with brick fireplace**, a separate **dining room**, and a **fitted kitchen**. Upstairs are **two bedrooms** and a **bright bathroom**.

To the rear is a **sunny courtyard garden** with a brick outhouse – a great low-maintenance outdoor space.

Perfectly placed for commuters: the M6 and Manchester Airport are easily reached, and **Congleton Railway Station is a short walk**, providing fast links to Manchester, Stoke-on-Trent and the wider rail network.

Town-centre amenities are on your doorstep – **M&S Simply Food, Tesco, butchers, florists, cafés, chemists, doctors and dentists** all within easy reach.

A superb choice for **buy-to-let investors** or anyone seeking a **low-maintenance, centrally located home** with excellent transport connections.

The accommodation briefly comprises:(all dimensions are approximate)

LOUNGE 10' 3" x 11' 9" (3.12m x 3.58m): PVCu double glazed window. Brick feature fireplace with attached electric feature fire. Radiator. Archway to:

DINING ROOM 14' 5" x 11' 9" (4.39m x 3.58m): PVCu double glazed window. Radiator. Staircase to first floor.

KITCHEN 9' 6" x 6' 0" (2.89m x 1.83m): PVCu double glazed window and door to rear. Fitted with a range of attractive light grey eye level and base units having stainless steel single drainer sink unit inset with mixer tap. Space for fridge freezer, cooker and a washing machine, with plumbing. Radiator.

First Floor :

LANDING : Doors to the bedrooms.

BEDROOM 1 FRONT 11' 9" x 10' 3" max 6' 11" min (3.58m x 3.12m max 2.11m min): PVCu double glazed window. Radiator.

BEDROOM 2 REAR 14' 6" x 11' 10" max 8' 6" min (4.42m x 3.60m max 2.59m min): PVCu double glazed window. Radiator. Door to:

BATHROOM : PVCu double glazed opaque window to rear aspect. White suite comprising: Low level W.C., wash hand basin and panelled bath with mixer shower tap and curtain over. Cupboard incorporating modern Worcester combi gas central heating boiler.

Outside :

FRONT : On street unrestricted parking and pavement leading to front door.

REAR : Fully enclosed, well presented courtyard with brick outhouse/storage and rear gate.

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: B

DIRECTIONS: SATNAV CW12 4BN

