

# Timothy a brown



**10 Davenport Street,**  
Congleton, Cheshire CW12 4DU  
**Offers in the Region Of  
£125,000**

- MID-TERRACED COTTAGE WITH NO ONWARD CHAIN
- COMPETITIVELY PRICED – IDEAL FOR FIRST-TIME BUYERS OR INVESTORS
- BLANK CANVAS READY FOR YOUR PERSONAL TOUCH
- TWO BEDROOMS, LOUNGE, KITCHEN, BATHROOM & UTILITY PORCH
- ENCLOSED REAR YARD & UNRESTRICTED ON-STREET PARKING
- PVCu DOUBLE GLAZING INSTALLED
- QUIET, POPULAR STREET ON THE EDGE OF TOWN
- EARLY VIEWING HIGHLY RECOMMENDED – STRONG INTEREST EXPECTED

# FOR SALE BY PRIVATE TREATY (Subject to contract)

## Unlock the Potential – A Charming Cottage Ready for Your Vision!

Step into the opportunity to transform this **mid-terraced, character-filled cottage** into the home of your dreams or a smart investment. Priced competitively and **chain-free**, this property is ideal for **first-time buyers** or those seeking a **buy-to-let gem**.

Imagine the possibilities – a blank canvas where you can **infuse your own style**, modernize to your taste, and create a cozy haven in a sought-after location.

**Perfectly positioned** on a quiet, popular residential street on the edge of town, this rendered-brick home offers **unrestricted on-street parking**, a **private rear yard**, and is just a short stroll from local amenities and the stunning **Astbury Mere Water Park** – perfect for weekend walks and outdoor relaxation.

Inside, the accommodation includes:

- **PVCu double glazing.**
- A welcoming **lounge**, functional **kitchen**, rear **lobby**, **bathroom**, and **utility porch** on the ground floor.
- Upstairs, a **landing** leads to **two bedrooms**.

Whether you're looking to **renovate and reside** or **invest and rent**, this property offers a fantastic foundation at a realistic price.

**Don't miss out – early viewing is highly recommended as interest is expected to be high!**

**The accommodation briefly comprises:**

(all dimensions are approximate)

**ENTRANCE** : PVCu double glazed door to:

**LOUNGE** 12' 6" x 12' 2" (3.81m x 3.71m): Coving to ceiling. PVCu double glazed window. Marble style fireplace with electric fire inset. 13 Amp power points. Laminate floor. Door to:



**KITCHEN** 12' 6" x 7' 10" (3.81m x 2.39m): PVCu double glazed window. Fitted with a range of timber style eye level and base units with laminate worktops having stainless steel single drainer 1.5 bowl sink unit inset with mixer tap. Space for cooker with extractor canopy over. Space for fridge freezer. Space and plumbing for washing machine. 13 Amp power points. Partly tiled walls. Tiled floor. Door to:

**REAR LOBBY** : Radiator. Stairs to first floor. Door to Bathroom. Door to:

**REAR PORCH/UTILITY** 6' 6" x 4' 9" (1.98m x 1.45m): Tiled floor. PVCu double doors to rear yard.

**BATHROOM** : PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with electric shower and glass screen over. Radiator. Partly tiled walls. Tiled floor. Door to cupboard.

**First Floor** :

**LANDING** : Radiator. Doors to bedrooms.

**BEDROOM 1 FRONT** 12' 6" x 12' 6" (3.81m x 3.81m): Access to roof space. PVCu double glazed window. 13 Amp power points. Double doors to cylinder cupboard.

**BEDROOM 2 REAR** 8' 10" x 7' 11" (2.69m x 2.41m): PVCu double glazed window. One single power point.

**Outside** :

**REAR** : Enclosed flagged yard with shed 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**: A

**DIRECTIONS**: SATNAV CW12 4DU





### Energy performance certificate (EPC)

10 Davenport Street CONGLETON CW12 4DU	Energy rating <b>F</b>	Valid until: 7 October 2035
		Certificate number: 9340-2818-3500-2405-3568
Property type	Mid-terrace house	
Total floor area	52 square metres	

#### Rules on letting this property

#### **!** You may not be able to let this property

This property has an energy rating of F. It cannot be let, unless an exemption has been registered. 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>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

#### Energy rating and score

This property's energy rating is F. It has the potential to be C.

[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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