

Timothy a brown



Ground Floor



First Floor

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.

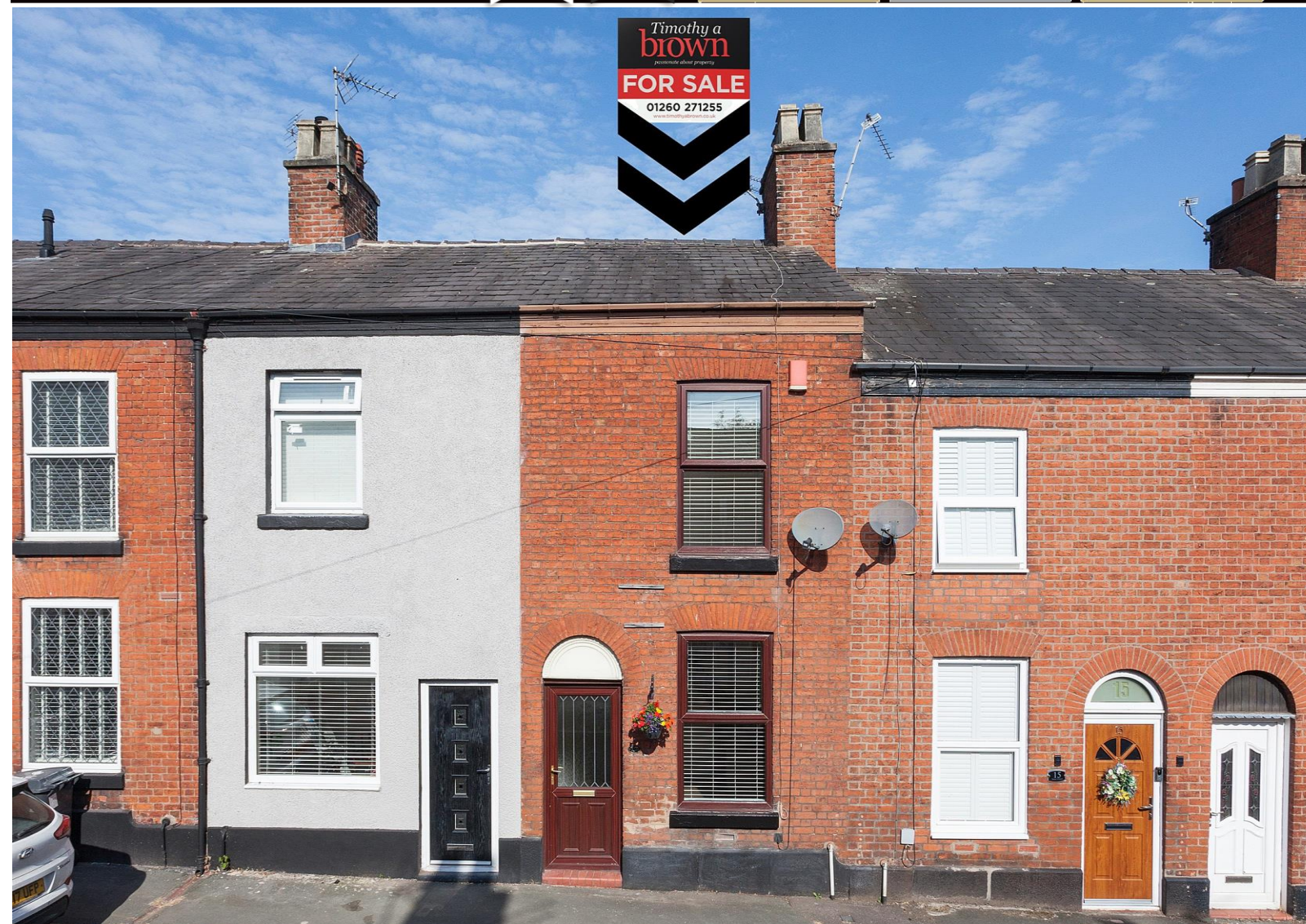
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Timothy a brown

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17 Swan Street,
Congleton, Cheshire CW12 4BN

Selling Price: £154,950

- CHARMING TWO-BEDROOM MID-TERRACE IN A PRIME TOWN-CENTRE LOCATION
- TWO RECEPTION ROOMS OFFERING FLEXIBLE LIVING SPACE
- WELL-PLANNED KITCHEN & AN UPSTAIRS BATHROOM
- TWO DOUBLE BEDROOMS WITH PRACTICAL LAYOUT
- GENEROUS REAR YARD WITH GREAT POTENTIAL
- SHORT STROLL TO CAFÉS, BARS, RESTAURANTS & SHOPS
- NEAR ASTBURY MERE COUNTRY PARK & SCENIC WALKING ROUTES
- NO ONWARD CHAIN – READY FOR IMMEDIATE PURCHASE

A Brilliant Buy in the Heart of Congleton

Step inside this charming **two-bedroom mid-terrace** and you'll instantly see why it's a standout opportunity for **investors and home-hunters alike**. With **no onward chain, gas central heating, and PVCu double glazing**, it's a property that's ready to go from day one.

Offering **two reception rooms**, a well-planned kitchen, **two double bedrooms**, an **upstairs bathroom**, and a **generous rear yard**, this home delivers the space, layout and practicality that buyers love.

And the location? **Absolutely spot-on**. Just a short stroll from Congleton town centre, you'll have cafés, bars, restaurants and independent shops right on your doorstep. Families will appreciate the nearby primary school, while nature lovers will adore **Astbury Mere Country Park** — 34 acres of beautifully landscaped open space wrapped around a tranquil lake.

For those who like to keep active, Congleton offers fitness centres, scenic walks at **Bosley Cloud**, and easy access to the **Peak District National Park**. The town continues to thrive with a *Marks & Spencer Simply Food*, major supermarkets, butchers, bakers, florists, newsagents and essential services including doctors, dentists and chemists.



A superb location. A solid investment. A home with genuine potential - The perfect blend of convenience, comfort and opportunity.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Front door to:

LIVING ROOM 13' 2" x 11' 10" (4.01m x 3.60m): PVCu double glazed window. Picture rail. Dado rail. Radiator. 13 Amp power points. Fitted display cupboard. Gas meter cupboard. Stairs to first floor.

DINING ROOM 11' 8" x 11' 4" (3.55m x 3.45m): Picture rail. Dado rail. Radiator. 13 Amp power points. Polished wood effect laminate flooring. Archway to:

KITCHEN 10' 5" x 9' 5" (3.17m x 2.87m): Coving to ceiling. PVCu double glazed window. Fitted with a range of traditional oak style eye level, base units and drawers with worktops having stainless steel 1.5 bowl sink unit inset with mixer tap. Built in 4-ring gas hob with single electric oven below and extractor hood over. Integrated fridge and freezer. Space and plumbing for washing machine/dishwasher. Wall mounted folding table. Radiator. 13 Amp power points. Worcester boiler. Fully tiled walls and floor. PVCu opaque double glazed door to rear.

First Floor :

LANDING : Access to roof space. Radiator. 13 Amp power points. Doors to all rooms.



BEDROOM 1 FRONT 11' 10" x 10' 3" (3.60m x 3.12m): PVCu double glazed window. Radiator. 13 Amp power points. Wood effect laminate flooring.

BEDROOM 2 REAR 11' 7" x 8' 5" max (3.53m x 2.56m max): PVCu double glazed window. Radiator. 13 Amp power points. Wood effect laminate flooring.

BATHROOM 6' 0" x 9' 6" (1.83m x 2.89m): PVCu opaque double glazed window. Coving to ceiling. White three piece suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with electric shower and glass screen over. Radiator. Fully tiled walls. Extractor fan.

Outside :

FRONT : On street parking.

REAR : Private courtyard with shed and rear gate. Outside tap.

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



Energy performance certificate (EPC)			
17 Swan Street CONGLETON CW12 4BN	Energy rating C	Valid until:	9 June 2032
		Certificate number:	0319-3017-8206-3092-0200
Property type		Mid-terrace house	
Total floor area		71 square metres	

Rules on letting this property

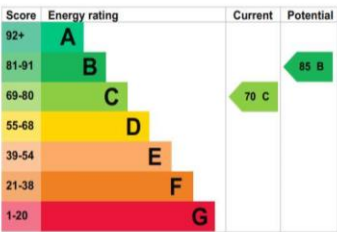
Properties can be let if they have an energy rating from A to E.

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 C. 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

