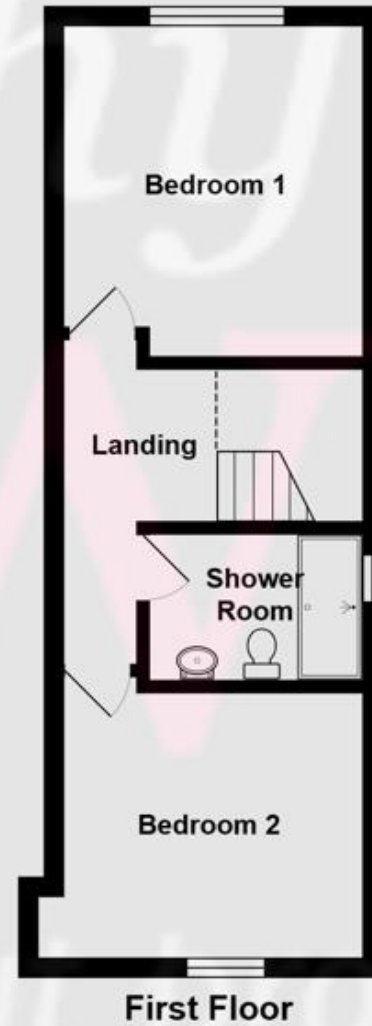


Total Area: 76.6 m²
 All contents, positioning & measurements are approximate and for display purposes only
 Plan produced by Thorin Creed



Timothy a brown
 FOR SALE
 01260 271255

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

1a Hillfields,
 Congleton, Cheshire CW12 1JE

Selling Price: £175,000

- STRIKING MODERN HOME CREATED FROM A FORMER PERIOD WORKSHOP
- HIGH-QUALITY INTERIOR WITH OAK DOORS & CONTEMPORARY FINISHES
- SLEEK FITTED KITCHEN WITH SOME INTEGRATED APPLIANCES
- BRIGHT LOUNGE OPENING ONTO A RAISED TERRACE PATIO
- TWO DOUBLE BEDROOMS & QUALITY SHOWER ROOM
- DISCREET POSITION JUST OFF ROOD HILL
- WALKING DISTANCE TO TOWN CENTRE & CONGLETON PARK
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS OR INVESTORS

A striking **modern home with character at its core**, this unique property has been expertly crafted from a former period joinery workshop/warehouse—now transformed into a stylish, contemporary space with a fantastic finish throughout. Converted in 2020 and further upgraded since, it offers the best of both worlds: heritage bones and modern living.

Built with **solid brick elevations, PVCu double glazing, gas central heating**, and a **tiled roof**, the home is designed for long-term ease and low maintenance. Inside, the specification shines: **oak internal doors, inset ceiling downlighters**, attractive fitted kitchen, and a quality shower room. The renovation included a **full re-wire, complete re-plumb**, fresh décor, new flooring, and thoughtful finishing touches.

The layout flows beautifully:

- A welcoming **composite front door** opens into the stylish **kitchen/diner** with integrated appliances.
- An inner hall leads to the **W.C.** and staircase.
- At the rear, a bright **lounge** features double doors opening onto a **raised terrace patio**—perfect for relaxing or entertaining.

- Upstairs, a central landing gives access to **two double bedrooms** and a modern shower room.

Tucked discreetly just off Rood Hill, the location is superb—**moments from the town centre and the park**, with pleasant, elevated views over Congleton from the rear.

This is a home that's ready to enjoy from day one, offering **low-maintenance living for years to come**. An ideal opportunity for **first-time buyers, downsizers, or buy-to-let investors** seeking something with style, convenience, and standout appeal.

Viewing is highly recommended to appreciate the quality and individuality of this fantastic home.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite double glazed door to:

KITCHEN DINER 12' 9" x 11' 6" (3.88m x 3.50m): PVCu double glazed window to front aspect. Fitted with a range of white hi-gloss laminated units with chrome handles under a timber effect roll edge laminated surface. Lamona electric hob with oven below. Large brushed steel extractor canopy over. Space and plumbing for washing machine. Inset single drainer stainless steel sink with mixer tap. Low voltage downlighters to ceiling. Feature radiator with thermostat. Wall mounted Worcester combi gas central heating boiler. Boxed electric meter and consumer unit to wall. Tiled floor. 13 Amp power points. Glazed oak front door to inner hall.

INNER HALL : Low voltage downlighters to ceiling. Stairs with glass balustrades and hand rail, with cupboard below. Tiled floor. 13 Amp power points. Feature radiator with thermostat. Oak doors to lounge and W.C.

W.C. : PVCu double glazed opaque window to side aspect. White suite comprising low level W.C., wash hand basin with mixer tap and tiled splash back. Radiator with thermostat. Extractor fan to ceiling. Low voltage downlights to ceiling. Tiled floor.

LOUNGE 12' 5" x 11' 6" (3.78m x 3.50m): PVCu double glazed double doors to patio. Separate PVCu double glazed window to side aspect. Low voltage downlighters to ceiling. 13 Amp power points. Radiator with thermostat. Television aerial point. Timber style flooring.

First Floor :

LANDING : 13 Amp power points. Low voltage downlighters to ceiling. Feature exposed beam. Oak doors to all rooms.

BEDROOM 1 REAR 12' 4" x 11' 5" (3.76m x 3.48m): PVCu double glazed window to rear aspect. Low voltage downlighters to ceiling. Fully fitted bedroom suite having extensive arrangement of wardrobes. Feature radiator with thermostat. 13 Amp power points. Television aerial point.

BEDROOM 2 FRONT 11' 4" x 10' 1" (3.45m x 3.07m): Retro oval PVCu double glazed window to front aspect. Low voltage downlighters to ceiling. Feature radiator with thermostat. 13 Amp power points. Access to roof space.

BATHROOM 8' 1" x 5' 5" (2.46m x 1.65m): PVCu double glazed opaque window to side aspect. Low voltage downlighters to ceiling. Extractor fan to ceiling. Exposed beam. White suite comprising low level W.C., wash hand basin with mixer tap and double sized shower enclosure. Heated towel rail/radiator. Partly tiled wall. Electric shaver point. Wall mounted mirror fronted cabinet to wall.

Outside :

REAR : Raised terrace patio.

TENURE : To be confirmed by a solicitor - assumed to be a very long leasehold.

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 1JE

Energy performance certificate (EPC)		
1a, Hillfields CONGLETON CW12 1JE	Energy rating C	Valid until: 3 November 2029 Certificate number: 0448-7924-7209-6471-5974
Property type	End-terrace house	
Total floor area	77 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).		
Energy rating and score		The graph shows this property's current and potential energy rating.
This property's energy rating is C. It has the potential to be B.		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 improve this property's energy efficiency.		For properties in England and Wales: the average energy rating is D the average energy score is 60
Score	Energy rating	Current Potential
82+	A	85 B
81-81	B	75 C
69-80	C	
55-68	D	
39-54	E	
21-38	F	
1-20	G	

