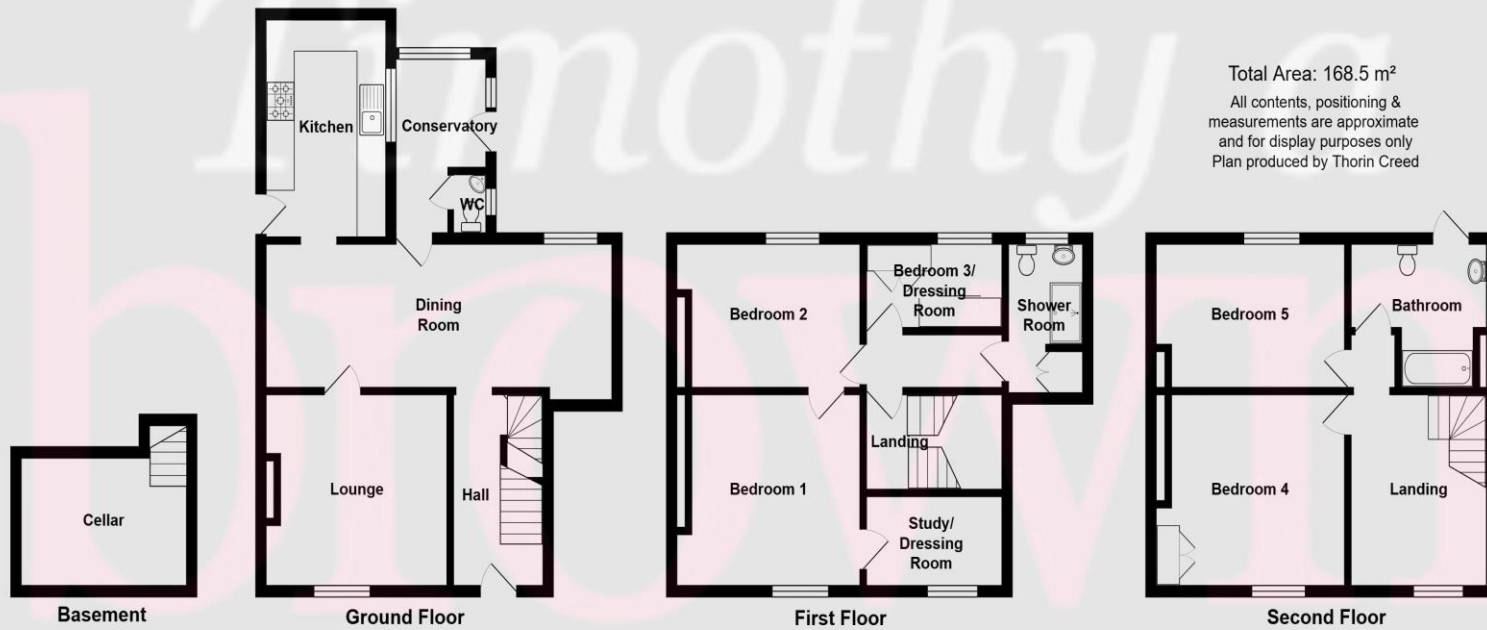


Timothy a brown



Energy performance certificate (EPC)			
Regency House 13 Moody Street CONGLETON CW12 4AN	Energy rating E	Valid until:	14 June 2036
		Certificate number:	0390-2545-1660-2596-6335

Property type: Mid-terrace house
 Total floor area: 152 square metres

Rules on letting this property

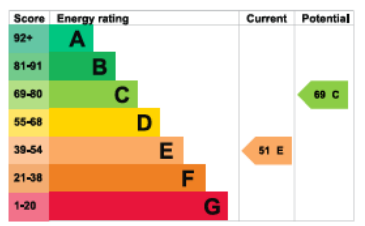
Properties can be let if they have an energy rating from A to E.

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 E. 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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Regency House,
 13 Moody Street, Congleton,
 Cheshire CW12 4AN

Selling Price: £399,950

- ELEGANT GEORGIAN TERRACE IN PRIME TOWN CENTRE LOCATION
- SPACIOUS THREE-STORY LAYOUT WITH CLASSIC PERIOD PROPORTIONS
- LOUNGE, DINING ROOM, KITCHEN AND CELLAR OFFERING FANTASTIC SCOPE TO UPDATE
- FOUR BEDROOMS PLUS STUDY, DRESSING ROOM & TWO BATHROOMS
- ENCLOSED REAR SUNNY-ASPECT GARDEN
- WALKING DISTANCE TO HIGH STREET, SHOPS, CAFÉS, BUS STATION & AMENITIES
- RARE OPPORTUNITY TO TRANSFORM A PERIOD GEM IN AN UNBEATABLE LOCATION
- NO CHAIN



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
 Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
 Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

A RARE GEORGIAN GEM IN THE HEART OF CONGLETON – BURSTING WITH POTENTIAL - NO ONWARD CHAIN

Set on what many consider **one of the finest Georgian terraces in the region**, this handsome townhouse is a true find — full of character, elegance and the chance to create something spectacular. It's ready for a buyer with vision to put their own stamp on it, with selective updating now needed.

Positioned **right in the centre of town**, you can stroll to Congleton's bustling High Street, cafés, shops and amenities in minutes. Yet the terrace itself feels calm, historic and beautifully preserved — a slice of period living in an unbeatable location.

Inside, the classic Georgian proportions shine through: A welcoming hall with access to the **cellar, lounge, dining room, kitchen**, and a lean-to porch with W.C., all leading out to the **enclosed rear garden**. Upstairs, the first floor offers **two bedrooms, study, dressing room** and **shower room**, with the second floor providing **two further bedrooms** and a **bathroom**. Gas central heating is already installed.

Homes like this — with scale, charm and central convenience — rarely come to market. Most period properties sit on busy main roads, but this terrace enjoys a quieter, tucked-away feel while still being moments from everything: supermarkets, bus station, taxi rank, and fast links to the bypass and major routes.

This is a chance to secure a **dream period home** and shape it exactly as you wish. With its architecture, location and potential, it's a property that will reward its next owners for years to come.

Opportunities like this don't linger. Book your viewing and see the magic for yourself.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Front door to:

HALL : Coving to ceiling. Stairs. Radiator. Meter cupboard. Door to steps leading down to cellar.

LOUNGE 12' 7" x 12' 1" (3.83m x 3.68m): Beam to ceiling. Coving. Adam style fireplace. Radiator. Louvered shutters to window.

DINING ROOM/RECEPTION 24' 2" x 9' 0" (7.36m x 2.74m): Beam to ceiling. Coving. Two radiators. Door to kitchen. Door to rear porch/sunroom.

KITCHEN 13' 8" x 8' 3" (4.16m x 2.51m): Cream-coloured, traditionally styled fitted kitchen with granite-effect laminate worktops and an inset 1.5-bowl stainless-steel sink with mixer tap. Features include a 5-ring gas hob with extractor above, integrated split-level double oven, fridge-freezer, dishwasher, and washing machine. Finished with tiled splashbacks and a tiled floor. Central heating boiler with cupboard below. A door provides access to the shared alleyway between No.13 and No.15

REAR PORCH/SUNROOM 6' 2" x 11' 0" max 6' 6" min (1.88m x 3.35m max 1.98m min): Door to outside. Door to:

W.C. : Low level W.C. Wash hand basin with mixer tap.

First Floor :

LANDING : Stairs to second floor. Door to inner landing with doors to:

BEDROOM 1/SITTING ROOM 13' 1" x 12' 0" (3.98m x 3.65m): Louvered shutters to windows. Coving to ceiling. Radiator.

STUDY 9' 5" x 5' 7" (2.87m x 1.70m): Coving to ceiling. Radiator.

BEDROOM 2 REAR 11' 2" x 9' 1" (3.40m x 2.77m): Louvered shutters to windows. Coving to ceiling. Radiator.

DRESSING ROOM 9' 3" x 5' 4" (2.82m x 1.62m): Fitted wardrobes.

SHOWER ROOM : White suite comprising: W.C. and wash hand basin set in vanity unit and double shower enclosure. Airing cupboard with lagged cylinder.

Second Floor :

LANDING : Large landing. Radiator. Doors to:

BEDROOM 12' 0" x 11' 9" (3.65m x 3.58m):

BEDROOM 13' 2" x 9' 0" (4.01m x 2.74m):

BATHROOM : Door to wrought iron small balcony. White suite comprising: Low level W.C., wash hand basin set in vanity unit and panelled bath with shower and screen over. Partly tiled walls. Heated towel radiator. Tiled floor.

Outside :

FRONT : Wrought iron railings and gate leading to the stone forecourt frontage and onto front door.

REAR : Stone flagged courtyard garden with raised beds.

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: E

DIRECTIONS: SATNAV CW12 4AN

