



Energy performance certificate (EPC)

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|--|---------------------------|---|
| 13 Herbert Street CONGLETON CW12 1RE | Energy rating C | Valid until: 17 July 2035 Certificate number: 9739-3052-4203-0765-8200 |
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|------------------|-------------------|
| Property type | Mid-terrace house |
| Total floor area | 72 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-ratable-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-ratable-tenanted-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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.

[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



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

13 Herbert Street,
Congleton, Cheshire CW12 1RE

Selling Price: £159,950

- TWO DOUBLE BEDROOM COTTAGE
- ATTRACTIVE PORCH WITH MINTON TILES
- LOUNGE & DINING ROOM, BOTH WITH MULTI FUEL BURNERS
- WELL APPOINTED KITCHEN
- SHOWER ROOM
- WELL MAINTAINED REAR COURTYARD WITH LOG STORE
- CLOSE TO TOWN CENTRE
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS OR INVESTORS

FOR SALE BY PRIVATE TREATY (Subject to contract)

This charming, larger cottage style property of 800 ft² (74.4 m²) is just sure to put a smile on your face. It has been competitively priced to allow scope for further improvement.

Boasting period features from the moment you arrive; the attractive porch, the Minton tiled entrance hall, multi-fuel burners, the list goes on...

Having been modernised and sympathetically cared for by recent owners, we firmly believe this will make an ideal home for first time buyers and downsizers alike and what with its convenient location close to the town centre, local park and good commuter routes, it will surely appeal to those savvy buy-to-let investors amongst you, too!

Don't take our word for it, call us to book a viewing. In the meantime, please view our video tour.

The accommodation briefly comprises:

(all dimensions are approximate)

OPEN PORCH : Attractive Rock composite door opening to:

HALL : Coving to ceiling. Recessed spot lights to ceiling. One single power point. Minton style tile floor. Stairs to first floor. Oak door to:

DINING ROOM 12' 1" x 11' 6" (3.68m x 3.50m): PVCu double glazed window to rear aspect. Coving to ceiling. Brick fireplace with multi-fuel burner inset. 13 Amp power points. Double panel central heating radiator. Oak effect laminate floor. Oak door to kitchen. Double oak doors to:

LOUNGE 11' 0" x 10' 6" (3.35m x 3.20m): PVCu double glazed window to front aspect. Coving to ceiling. Fireplace with multi-fuel burner inset. Double panel central heating radiator. 13 Amp power points. Oak effect laminate floor.

KITCHEN 8' 4" x 7' 10" (2.54m x 2.39m): PVCu double glazed window to rear aspect and door to outside. Oak fronted fitted base and eye level units with roll edge granite effect laminated surfaces with inset white feature enamel sink with mixer tap. Tiled to splashbacks. 13 Amp power points. Upright towel radiator. Space for slot in cooker with extractor canopy over. Space and plumbing for washing machine. Space for dishwasher. Space for fridge freezer. Door to understairs storage area with shelving, 13 Amp power point and small double panel central heating radiator.

First Floor :

LANDING : Coving to ceiling. 13 Amp power points. Access to partially boarded roof space with pull-down aluminium loft ladder. Oak doors to all rooms.

BEDROOM 1 FRONT 14' 9" x 10' 9" (4.49m x 3.27m) max: Two PVCu double glazed windows to front aspect. Fitted wardrobes with dressing table area and cupboards above to one elevation. Affixed headboard with integrated personal reading lamps. Single panel central heating radiator. 13 Amp power points. Television aerial point.

BEDROOM 2 REAR 12' 2" x 9' 1" (3.71m x 2.77m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point.

SHOWER ROOM 7' 10" x 7' 10" (2.39m x 2.39m): Bathroom converted to a modern quality shower room. Opaque PVCu double glazed window to rear aspect. Low wattage lights to ceiling. White suite comprising: W.C. and wash hand basin with mixer tap set in vanity unit with large mirror above. Large glazed enclosed shower cubicle. Shaver point. Towel radiator. Double panel central heating radiator. Extractor fan. Double doors to

cupboard housing Worcester gas central heating boiler and shelving.

Outside :

FRONT : Property abuts pavement. On street parking.

REAR : An enclosed, attractive and well maintained courtyard with log store and rear gate. Outside lights.

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 1RE

