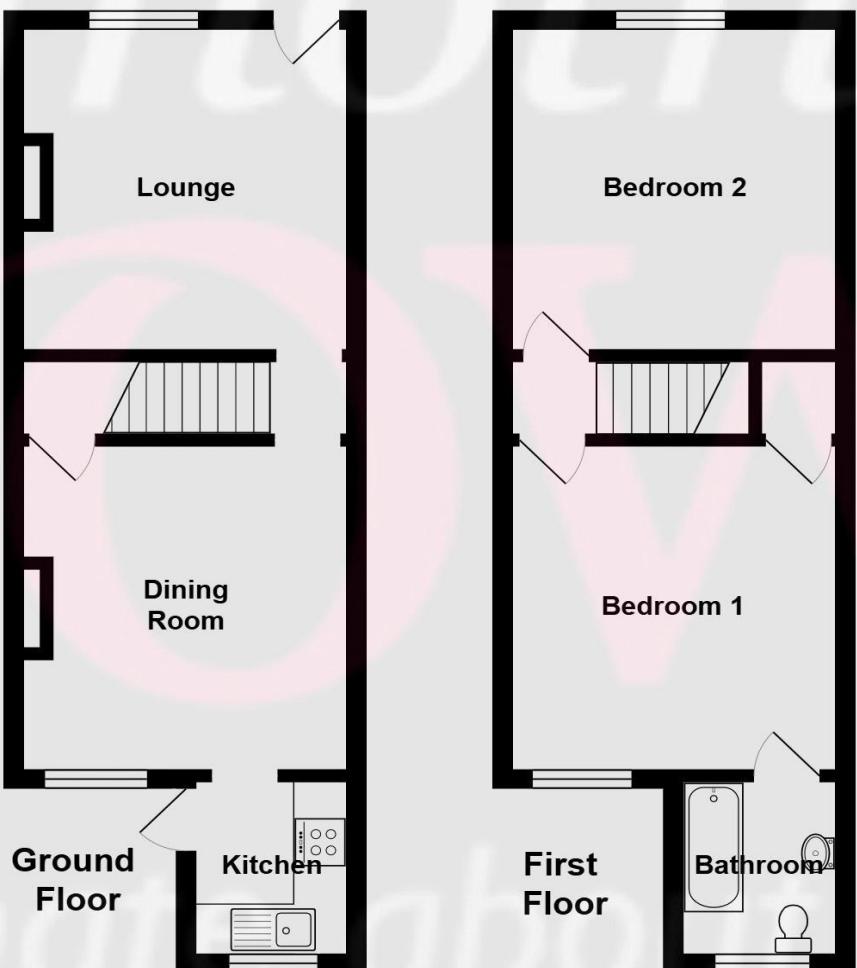




All contents, positioning & measurements are approximate and for display purposes only



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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59 Brook Street
Congleton, Cheshire CW12 1RD

Selling Price: Guide Price £149,950

- MODERNISED MID TERRACE COTTAGE
- MODERN STYLE KITCHEN & BATHROOM
- TWO RECEPTION ROOMS, ONE HAVING BEAUTIFUL PERIOD STYLE DECORATIVE OPEN FIRE
- TWO DOUBLE BEDROOMS
- IMPRESSIVE 80 FT (APPROX) LAWNED MATURE REAR GARDEN
- WALKING DISTANCE TO TOWN CENTRE, SCHOOLS, PARK & LEISURE CENTRE
- NO CHAIN

****NO CHAIN****

A ready-to-move-into cottage with a long rear garden, wood-decked seating area, and brick-built BBQ.

This tastefully presented terraced cottage boasts an impressive rear garden extending to approximately 80 ft. Mature privet hedges and established trees frame the space, creating a wonderfully private and tranquil setting.

The property combines modern convenience with traditional charm. A contemporary kitchen and bathroom have been installed—the bathroom featuring a bath with shower and screen, complemented by natural stone-effect tiling. The living areas are finished with stylish décor and soft grey carpets, while the master bedroom benefits from recessed ceiling downlighting.

Period touches, including internal cottage latch doors and high ceilings, add to the home's character.

To the front is a high-security composite (Rockdoor-style) entrance door. The home also benefits from PVCu double glazing and a replacement Ideal gas central heating boiler.

There is unrestricted on-street parking directly outside on Brook Street, along with the added benefit of a free municipal car park just 200 yards away.



Versatile and appealing, this home will suit a wide range of buyers—from first-time purchasers and downsizers to savvy buy-to-let investors.

Ideally positioned, the property is within walking distance of Congleton town centre, with its ever-growing selection of shops, cafés, bars, and restaurants. The award-winning Congleton Park is also close by, offering beautiful green spaces, play areas, sports fields, and the popular Pavilion café. Congleton Railway Station, at the top of Park Lane, provides excellent rail links, including frequent direct services to London.

The accommodation briefly comprises
(all dimensions are approximate)

LOUNGE 11' 5" x 10' 8" (3.48m x 3.25m): Composite front door. PVCu double glazed window to front aspect. Beautiful period style highly decorative open fire. Radiator. Access to stairs. Stair lobby.

STAIR LOBBY: Stairs to first floor.

DINING ROOM 10' 7" x 11' 5" (3.22m x 3.48m): PVCu double glazed window to the rear aspect. Arched chimney recess. Radiator. Feature cottage latch door opening to a deep understairs storage cupboard. Rounded arch leading to the kitchen. Tiled floor.

KITCHEN 7' 0" x 5' 7" (2.13m x 1.70m): PVCu double glazed window to rear aspect. Modern hi-gloss white fitted kitchen with wood block effect work surfaces. Space for cooker. Stainless steel sink with mixer tap. Space for fridge and washing machine with plumbing. Tiled splash backs. Tiled floor. Replacement Ideal Logic combi boiler. Space for cooker. PVCu double glazed external door opening to the garden wood terrace.

First Floor:



LANDING : Feature cottage latch doors to opening to the bedrooms.

BEDROOM 1 REAR 11' 5" x 10' 9" (3.48m x 3.27m): PVCu double glazed window to rear aspect with pleasant garden views. Radiator. Brushed chrome recessed ceiling downlighters. Cottage latch doors to an over stairs cupboard and to the bathroom.

EN SUITE BATHROOM 6' 11" x 5' 7" (2.11m x 1.70m): PVCu opaque double glazed window to rear aspect. Modern white bathroom suite comprising bath with polished chrome mixer shower and glazed curved shower screen over, button flush W.C. and pedestal sink with polished chrome taps. Polished chrome ladder heated towel radiator. Natural stone effect splashback tiled walls and flooring. Recessed ceiling downlighters.

BEDROOM 2 FRONT 10' 8" x 11' 5" (3.25m x 3.48m): PVCu double glazed window to front aspect. Radiator.

Outside :

REAR : A delightful rear garden of generous proportions having a wood decking area and a brick built BBQ stand. The lawn towards the rear of the garden has a raised Indian stone seating terrace and storage shed. The garden is enclosed with privet hedges and it is flanked by mature trees. A gate opens to a communal pathway enabling you to take your bins out for collection. Outside tap and light over the BBQ area.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent
TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV: CW12 1RD

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Energy performance certificate (EPC)



Rules on letting this property

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

You can read guidance for landlords on the regulations and responsibilities <https://www.gov.uk/guidance/domestic-letting-tenants-and-landlords>.

Energy rating and score

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

[See how to improve this property's energy efficiency](https://find-energy-certificate.service.gov.uk/energy-certificate/6760-2807-7613-0008-5855)

<https://find-energy-certificate.service.gov.uk/energy-certificate/6760-2807-7613-0008-5855>

