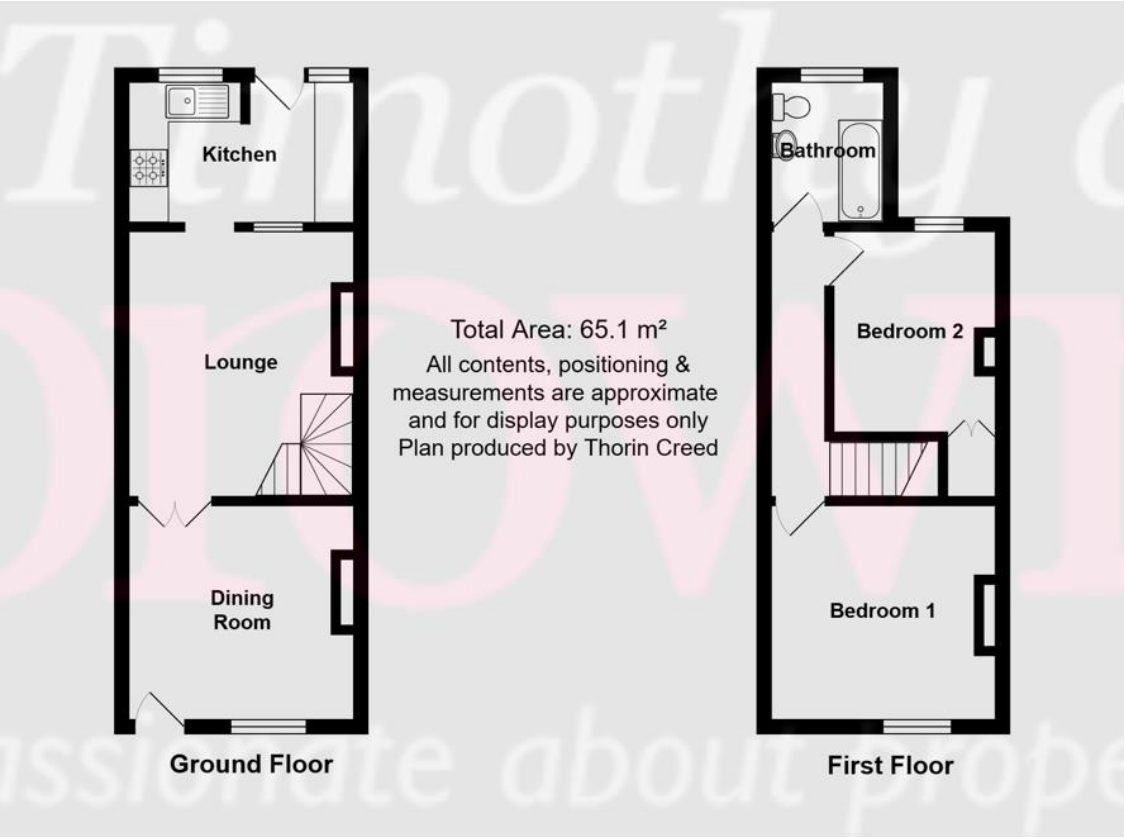
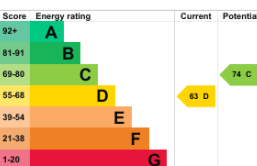




Energy performance certificate (EPC)			
51 Brook Street CONGLETON CW12 1RD	Energy rating D	Valid until:	13 October 2036
		Certificate number:	9845-3967-5200-4826-4200
Property type		Mid-terrace house	
Total floor area		65 square metres	
Rules on letting this property			
Properties can be let if they 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			
This property's energy rating is D. 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.

2-4 West Street Congleton Cheshire CW12 1JR
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Timothy a
brown

www.timothyabrown.co.uk



61 Brook Street,
Congleton, Cheshire CW12 1RD

Selling Price: £145,000

- NO ONWARD CHAIN
- CHARMING TWO BEDROOM TERRACED HOME
- TWO SEPARATE RECEPTION ROOMS
- CHARACTERFUL CAST IRON OPEN FIREPLACES
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- TWO WELL-PROPORTIONED BEDROOMS
- IMPRESSIVE REAR GARDEN EXTENDING TO APPROX. 80FT
- GAS CENTRAL HEATING AND PVCU DOUBLE GLAZING
- WALKING DISTANCE TO TOWN CENTRE & CONGLETON PARK

OFFERED WITH NO ONWARD CHAIN

A CHARMING TWO BEDROOM MID-TERRACED HOME WITH TWO RECEPTION ROOMS, CHARACTER FEATURES AND AN IMPRESSIVE 80FT REAR GARDEN – ALL WITHIN EASY WALKING DISTANCE OF CONGLETON TOWN CENTRE.

AN IDEAL FIRST-TIME BUY, DOWNSIZE OR BUY-TO-LET INVESTMENT!

Enjoying a convenient position close to the heart of Congleton, this delightful two bedroom traditional terraced home offers a wonderful combination of character, comfortable living accommodation and a surprisingly generous rear garden extending to approximately 80 feet in length.

Behind its traditional façade lies a home full of charm and potential, with two separate reception rooms, each featuring an attractive cast iron open fireplace set upon a quarry tiled hearth, creating lovely focal points and adding a real sense of character.

The accommodation begins with a welcoming dining room, which flows through glazed French doors into a comfortable lounge, complete with a staircase rising to the first floor. To the rear is a fitted kitchen with integrated cooking appliances and direct access to the garden.



Upstairs, the property offers two well-proportioned bedrooms, including a generous principal bedroom to the front, together with a bathroom fitted with a white suite and shower over the bath.

One of the property's standout features is undoubtedly its impressive rear garden. Extending to approximately 80 feet, it provides a fantastic outdoor space, beginning with a paved terrace ideal for summer entertaining, outdoor dining or simply relaxing. The garden beyond offers plenty of scope for keen gardeners and those wishing to create their own outdoor haven.

Further practical benefits include gas central heating, PVCu double glazing and unrestricted on-street parking, with the added convenience of a free municipal car park approximately 200 yards away.

THE LOCATION IS ANOTHER REAL SELLING POINT!

Brook Street is ideally situated within comfortable walking distance of Congleton's vibrant town centre, offering an excellent and ever-growing choice of independent shops, cafés, bars, restaurants and everyday amenities. The beautiful, award-winning Congleton Park is also nearby, providing picturesque green spaces, recreational facilities, children's play areas, the ever-popular Pavilion café and the recently open multi-million pound leisure centre. For



commuters, Congleton Railway Station is readily accessible, offering convenient connections to Manchester, Stoke-on-Trent and London.

Whether you're taking your first step onto the property ladder, looking to downsize or seeking a promising

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled front door with double glazed upper panel to:

DINING ROOM 11' 5" x 10' 6" (3.48m x 3.20m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Beech effect floor. Cast iron fireplace set on quarry tiled hearth. Timber and glazed panelled French doors to:

LOUNGE 13' 5" x 11' 4" (4.09m x 3.45m) into alcove : Single panel central heating radiator. 13 Amp power points. Cast iron fireplace set on quarry tiled hearth. Beech effect floor. Return stairs to first floor.

KITCHEN 11' 5" x 7' 1" (3.48m x 2.16m) : PVCu double glazed window to rear aspect. Eye level and base units having roll preparation surfaces over with composite single drainer sink unit inset. Built in 4-ring gas hob with electric oven below and extractor hood over. Space and plumbing for washing machine. Space for fridge freezer. Single panel central heating radiator. Wall mounted i-mini gas combi boiler. Tiled floor. Single panel central heating radiator. PVCu double glazed door to outside rear.

First Floor :

LANDING : Access to roof space.



BEDROOM 1 FRONT 11' 4" x 10' 7" (3.45m x 3.22m) into alcove : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 10' 4" x 8' 4" (3.15m x 2.54m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Overstairs store cupboard.

BATHROOM 7' 2" x 5' 7" (2.18m x 1.70m) : PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with shower screen over and bath/shower mixer. Double panel central heating radiator. Fully tiled walls.

Outside :

REAR : Adjacent to the rear of the property is a paved terrace area beyond which are gardens which extend to approx. 80' in length. 59 Brook Street has right of way over 61, then 61 over 63 and 65 to a shared ginnel leading onto Brook Street.

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**.

TAX BAND: A

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 1RD

