

Timothy a brown



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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)			
35 SWAN STREET CONGLETON CW12 4BN	Energy rating D	Valid until: 14 December 2030	Certificate number: 9330-2484-1020-2390-4281
Property type	Mid-terrace house		
Total floor area	62 square metres		

Rules on letting this property

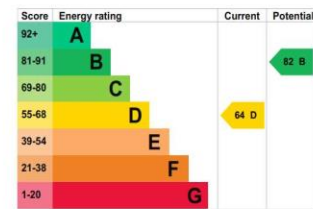
Properties can be let if they have an energy rating from A to E.

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 D. It has the potential to be B.

[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

<https://find-energy-certificate.service.gov.uk/energy-certificate/9330-2484-1020-2390-4281?print=true>

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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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Timothy a brown

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35 Swan Street
Congleton, Cheshire CW12 4BN

Selling Price: Guide Price
£150,000

- CHARMING & SPACIOUS PERIOD HOME MOMENTS FROM TOWN CENTRE
- TWO WELL-PRESENTED RECEPTION ROOMS
- FITTED KITCHEN & BRIGHT FOUR-PIECE FAMILY BATHROOM
- TWO GENEROUS DOUBLE BEDROOMS WITH USEFUL LOFT SPACE
- PRIVATE ENCLOSED REAR PATIO WITH BRICK-BUILT STORAGE
- CLOSE TO AMENITIES, SHOPS, CAFÉS & COUNTRYSIDE
- IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS & INVESTORS

Beautifully positioned in one of Congleton's most desirable areas, this charming and surprisingly spacious home offers an enviable blend of convenience and lifestyle. Just moments from the vibrant town centre and a short stroll from open countryside, it provides the perfect balance of town living and peaceful escape.

The interior is well presented throughout, featuring two elegant reception rooms and a fitted kitchen to the ground floor. Upstairs, there are two generous double bedrooms, a bright four-piece bathroom, and access to a useful loft space.

Outside, the enclosed rear patio offers a tranquil, private setting to unwind, complemented by brick-built storage shed divided into two practical sections.

With its versatile layout and prime location, this home will appeal to first-time buyers, downsizers and investors alike. A superb opportunity at a competitive price — early viewing is strongly encouraged.

The town centre provides a range of amenities, including Marks & Spencer Simply Food, Tesco, local butchers, florists, and essential services such as chemists, doctors, and dentists. With its central location, the property enjoys excellent road access to the M6 motorway and Manchester Airport, making it perfect for those who need convenient transport links.

This home is ideal for those seeking both a comfortable living space and a prime location close to all that Congleton has to offer.

For commuters, Congleton Railway Station is a short walk away, offering frequent express services to London and connections to the national rail network.

With its central location, the property enjoys excellent road access to the M6 motorway and Manchester Airport, making it perfect for those who need convenient transport links.

The accommodation briefly comprises
(all dimensions are approximate)

RECEPTION ROOM 1 11' 6" x 10' 1" (3.50m x 3.07m): Double glazed window. Central heating radiator. Feature gas fire. Fitted shelving. Laminate flooring.

RECEPTION ROOM 2 14' 5" x 11' 5" max 11'3 min (4.39m x 3.48m max 3.43m min): Double glazed window. Picture rail. Central heating radiator. Feature original fireplace. Understairs storage cupboard. Latch doors to stairs and kitchen.

KITCHEN 8' 9" x 6' 3" (2.66m x 1.90m): Double glazed window. Fitted with a range of cream coloured base and eye level units with laminated preparation surfaces having stainless steel single drainer sink unit inset with mixer tap. Tiled splashbacks. Oven and gas hob with extractor over. Integrated fridge freezer. Space and plumbing for washing machine. Worcester gas combi boiler. PVCu door to rear yard.

First Floor :

STAIRS & LANDING : Access to loft via retractable ladder. Latch doors to principal rooms.

BEDROOM 1 FRONT 11' 7" x 10' 1" (3.53m x 3.07m): Double glazed window. Central heating radiator. Fitted shelving. Laminate flooring.

BEDROOM 2 REAR 11' 5" x 7' 9" (3.48m x 2.36m): Double glazed window. Central heating radiator. Built in storage cupboard. Laminate flooring.

BATHROOM 8' 10" x 6' 3" (2.69m x 1.90m): Opaque double glazed window. White suite comprising: W.C., pedestal wash hand basin, panelled bath and shower cubicle. Feature tongue and groove panelling up to dado rail. Central heating radiator. Laminate flooring.

LOFT SPACE 15' 7" x 11' 9" (4.75m x 3.58m) max: Central heating radiator. Eaves storage. Power points. Carpeted and plastered.

Outside :

REAR : The rear is enclosed, having concrete and patio flags with brick outhouse and gated access to rear.

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 Council

TAX BAND: B

DIRECTIONS: SATNAV CW12 4BN

