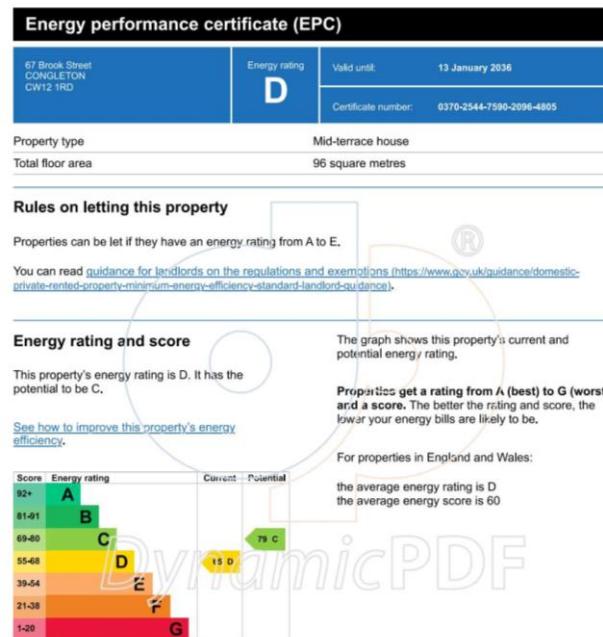
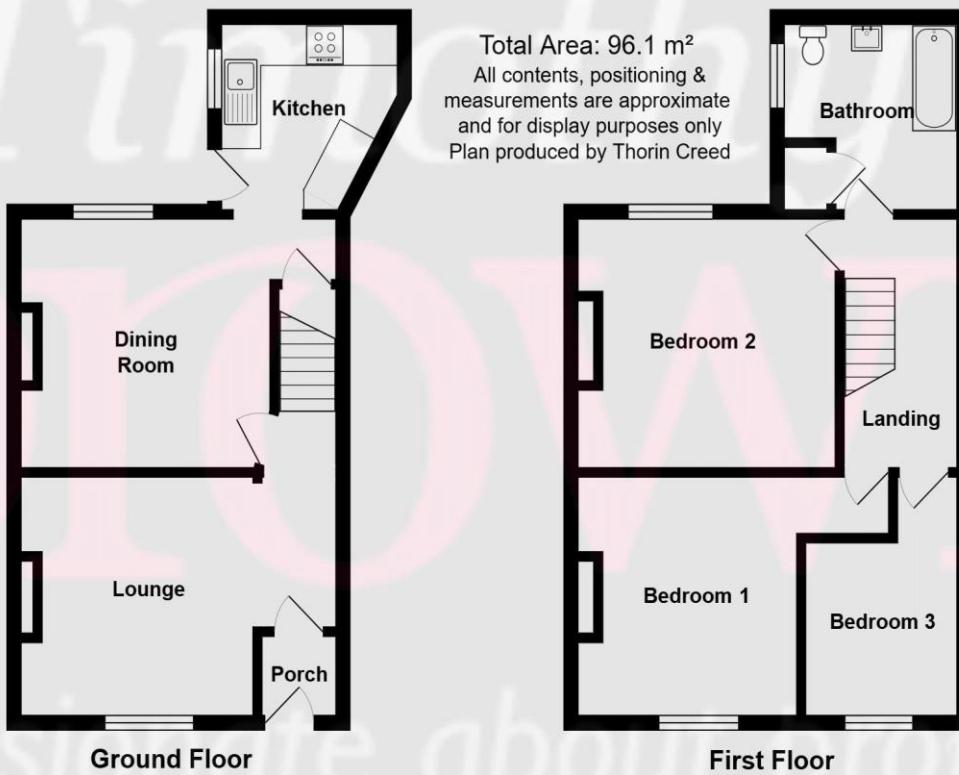


# Timothy a brown



**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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[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)



67 Brook Street,  
Congleton, Cheshire CW12 1RD

Selling Price: £175,000

- SPACIOUS THREE-BEDROOM TERRACE IN PRIME CONGLETON LOCATION
- UPDATED THROUGHOUT WITH MODERN FINISHES
- GENEROUS LOUNGE, DINING ROOM & BRIGHT KITCHEN
- GAS CENTRAL HEATING & PVCU DOUBLE GLAZING
- PRIVATE, LOW-MAINTENANCE REAR COURTYARD
- CLOSE TO TOWN CENTRE, LEISURE CENTRE & CONGLETON PARK
- IDEAL FOR FIRST-TIME BUYERS, DOWNSIZERS & INVESTORS
- NO ONWARD CHAIN – READY TO MOVE STRAIGHT IN

**NO UPWARD CHAIN | WATCH OUR ONLINE PROPERTY TOUR**

This larger-than-average, much-improved three-bedroom terrace cottage is beautifully presented and ready to move straight into, benefiting from the advantage of a private rear courtyard. Situated in a highly sought-after and well-established area of Congleton, this characterful home offers generous living space, stylish modern finishes, and excellent convenience.

Just a short stroll from Congleton Park and the recently completed multi-million-pound, state-of-the-art leisure centre, the property also enjoys superb connectivity via the newly opened link road, providing swift access to surrounding areas.

The home has been thoughtfully updated throughout, featuring a newly installed contemporary bathroom, new carpets, and fresh décor, alongside gas central heating powered by a modern combi boiler and full PVCu double glazing.

The accommodation begins with a welcoming entrance vestibule leading into a spacious lounge with an attractive feature fireplace. A separate dining room sits beyond, flowing seamlessly into a bright and airy kitchen overlooking the rear courtyard. Upstairs, a galleried landing leads to three bedrooms, including two generous double rooms, complemented by the newly fitted, modern family bathroom.



Externally, the private rear courtyard provides an ideal space to relax, unwind, or entertain in privacy.

Unrestricted on-street parking is available directly outside on Brook Street, with the added benefit of a FREE municipal car park within 200 yards.

This versatile and appealing home will suit a wide range of buyers, including first-time purchasers, downsizers, and savvy buy-to-let investors. Offered to the market with no onward chain, early viewing is highly recommended.

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

**The accommodation briefly comprises:**

(all dimensions are approximate)

**FRONT ENTRANCE :** Timber panelled front door with arched upper light to:

**PORCH :** Coving to ceiling. Panelled and glazed entrance hall.



**LOUNGE 16' 2" x 11' 9" (4.92m x 3.58m) into alcove:** PVCu double glazed window with inset lead effect to front aspect. Timber effect beams to textured ceiling. Feature fireplace alcove. Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

**DINING ROOM 12' 9" x 12' 1" (3.88m x 3.68m):** PVCu double glazed window to rear aspect. Timber effect beams to textured ceiling. Feature fireplace alcove with timber mantelpiece over. Double panel central heating radiator. 13 Amp power points. Understairs storage.

**KITCHEN 9' 1" x 9' 0" (2.77m x 2.74m):** PVCu double glazed window to rear aspect. Range of modern laminate fronted eye level and base units having roll edge formica preparation surface over with one and a half drainer sink unit inset. Built in 4-ring halogen hob with electric oven/grill below and extractor hood over. 13 Amp power points. Space and plumbing for washing machine. Space for fridge. Aluminium framed sealed unit double glazed door to rear.

**First Floor :**

**GALLERIED LANDING 12' 2" x 5' 10" (3.71m x 1.78m):** Textured walls and ceiling. Single panel central heating radiator. Access to roof space.

**BEDROOM 1 FRONT 11' 8" x 11' 7" (3.55m x 3.53m) plus door recess:** PVCu double glazed window with inset lead effect to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR 12' 11" x 12' 2" (3.93m x 3.71m) into alcove:** PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 8' 8" (2.64m) plus door recess x 7' 9" (2.36m):** PVCu double glazed window with inset lead effect to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 9' 3" x 8' 10" (2.82m x 2.69m):** PVCu double glazed window to side aspect. Modern white suite comprising: Low level W.C., wash hand basin with cupboard below and panelled bath with mains fed shower over and waterproof shower panels. Centrally heated towel radiator. Airing cupboard housing Vaillant central heating boiler.

**Outside :**

**REAR :** L-shaped yard laid to pebble and enclosed in timber lapped fencing. Access through shared guinell which leads onto Brook Street.

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

**TENURE :** Freehold (subject to solicitor's verification).

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** B

**DIRECTIONS:** SATNAV CW12 1RD

