

Timothy a brown



Energy performance certificate (EPC)

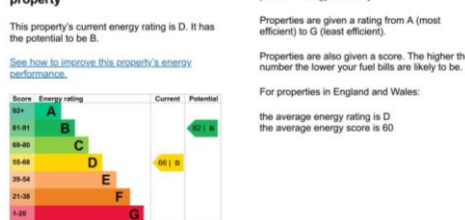
39 Biddulph Road CONGLETON CW12 3LQ	Energy rating D	Valid until: 13 June 2032 Certificate number: 8417-7912-3682-6996-1182
---	---------------------------	---

Property type	Mid-terrace house
Total floor area	106 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (<https://www.gov.uk/guidance/landlord-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property



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

Timothy a brown

www.timothyabrown.co.uk

39 Biddulph Road,
Congleton, Cheshire CW12 3LQ

Selling Price: £335,000

- ELEGANT THREE-BEDROOM PERIOD TOWNHOUSE IN MOSSLEY
- BEAUTIFULLY RENOVATED THROUGHOUT
- CHARACTER FEATURES & MODERN FINISHES
- BAY-FRONTED LOUNGE WITH LOG BURNER
- STYLISH BREAKFAST KITCHEN
- PRINCIPAL BEDROOM WITH LUXURY EN-SUITE
- STUNNING 100FT LANDSCAPED GARDEN
- DETACHED GARAGE & WALK TO CONGLETON RAILWAY STATION



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

FOR SALE BY PRIVATE TREATY (Subject to contract)

Set on one of the most sought-after addresses in Congleton, this distinguished three-bedroom, two-bathroom period mid-townhouse presents a rare opportunity to acquire a home of exceptional character, style and convenience. Beautifully renovated throughout, the property effortlessly combines elegant period charm with thoughtfully designed modern living, while boasting an extraordinary landscaped rear garden extending to approximately 100ft and the added luxury of a detached garage — an increasingly rare find for a home of this nature.

Perfectly positioned just moments from open countryside yet within a short stroll of everyday amenities and the railway station, the location offers the ideal balance between semi-rural tranquillity and superb connectivity.

Stepping inside, the home immediately impresses with its warm and welcoming atmosphere. A gracious reception hall leads to a beautifully appointed lounge featuring a bay window with plantation shutters and a striking wood-burning stove, creating an inviting space for relaxing evenings. A separate dining room, centred around a charming open coal fireplace, offers the perfect setting for entertaining or family gatherings, while beyond lies the stylishly refitted breakfast kitchen, designed with both practicality and contemporary living in mind. A spacious cellar provides excellent additional storage.

To the first floor, a galleried landing gives access to THREE generously proportioned bedrooms. The superb principal bedroom benefits from bespoke fitted furniture and a luxurious boutique-style en-suite shower room, while the second bedroom is another spacious double. A beautifully appointed family bathroom serves the remaining accommodation.

Externally, the property continues to impress. The stunning landscaped rear garden stretches to approximately 100ft,

providing a private and tranquil outdoor retreat rarely associated with townhouses of this type. The detached garage further enhances the practicality and appeal of this exceptional home.

The lifestyle on offer here is equally compelling. Within just a two-minute walk lies Congleton railway station, making commuting effortless, while an excellent range of local amenities — including a bakery, chemist, convenience store, hardware shop, post office, hairdressers and barbers — are all close at hand. The ever-popular The Wonky Pear adds to the area's vibrant community atmosphere, and families are exceptionally well served by nearby schools and childcare facilities, including Mossley Church of England Primary School.

A truly exceptional period home offering timeless elegance, generous living space and an enviable lifestyle in one of the area's finest locations.

The accommodation briefly comprises: (all dimensions are approximate)

FRONT ENTRANCE : Composite panelled door with leaded and glazed upper light.

HALL : Original coving to ceiling. Grey oak effect herringbone Karndean flooring. Anthracite grey period style radiator. 13 Amp power points. Traditional panelling to half height. Stairs to first floor. Doors to lounge and dining room.

LOUNGE 14' 0" x 13' 2" (4.26m x 4.01m) to bay and alcove : PVCu double glazed bay window to front aspect with plantation shutters to half height. Original coving to ceiling. Picture rail. Double panel central heating radiator. 13 Amp power points. Television aerial point. Recessed fire surround having cast iron multi fuel stove with floating oak mantel and slate hearth. Bespoke book shelves and cupboards to each alcove.

DINING ROOM 13' 8" x 12' 4" (4.16m x 3.76m) to alcove : PVCu double glazed window to rear aspect. Coving to ceiling. Picture rail. Period style radiator. 13 Amp power points. Cast iron feature

fireplace. Display cabinets and cupboards to each alcove. Grey oak effect herringbone Karndean flooring. Glazed panelled painted door to kitchen.

BREAKFAST KITCHEN 15' 0" x 10' 0" (4.57m x 3.05m) : PVCu double glazed windows to rear and side aspects. Low voltage downlighters inset. Range of modern wood effect panel fronted eye level and base units in dark green having natural granite preparation surfaces over with composite double drainer sink unit inset. Integrated fridge and freezer. Space for gas range cooker. Contemporary style wall mounted space saver radiator. 13 Amp power points. Grey oak effect herringbone Karndean flooring. Door to rear courtyard. Door to cellar head.

CELLAR 13' 3" x 11' 8" (4.04m x 3.55m) : Power and light. Single panel central heating radiator.

First Floor :

ATTRACTIVE GALLERIED LANDING : Timber balustrade and stringers. Single panel central heating radiator. 13 Amp power points. Traditional panelling to half height. Doors to principal rooms.

BEDROOM 1 FRONT 11' 10" x 10' 9" (3.60m x 3.27m) to wardrobes : PVCu double glazed window to front aspect with plantation shutters. 13 Amp power points. Single panel central heating radiator. Bespoke fitted bedroom furniture including wardrobes and shelves, utility cupboard, 8-drawer tallboy and bedside drawers.

EN SUITE 8' 5" x 5' 10" (2.56m x 1.78m) : PVCu double glazed window to front aspect with plantation shutters. Contemporary white suite comprising: Low level W.C., wash hand basin with marble top and with cupboards beneath and separate double sized shower cubicle housing mains fed shower. Glazed metro tiles to walls. Anthracite grey centrally heated towel radiator. Oak effect Karndean flooring.

BEDROOM 2 REAR 12' 4" x 11' 2" (3.76m x 3.40m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 8" x 7' 0" (2.94m x 2.13m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. Cupboard housing Glow-Worm gas combination central heating boiler.

BATHROOM 7' 5" x 6' 0" (2.26m x 1.83m) : Modern white suite comprising: low level w.c. and wash hand basin set in vanity unit with drawers beneath. Panelled bath with glass screen and mains fed shower over. Grey textured tiles to walls and floor. Chrome centrally heated towel radiator. Shaver point.

Outside :

FRONT: Dwarf stone wall with wrought iron gate. Low maintenance forecourt with pathway to front door.

DETACHED CONCRETE SECTIONAL GARAGE 15' 10" x 8' 2" (4.82m x 2.49m) Internal Measurements : Up and over door.

REAR: Victorian block pavior to courtyard garden. Cold water tap. Brick built garden room/cloakroom with white suite comprising: Low level W.C. and pedestal wash hand basin. Wrought iron gate to communal passageway leading to the enclosed rear garden extending to approximately 100ft in length laid with porcelain floor tiles creating a fabulous outside dining area and matching centre path flanked with lawns and raised feature borders enclosed with mature hedgerow. Timber summer house at bottom of garden, with decked terrace area.

TENURE : Freehold (subject to solicitors' verification).

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

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV: CW12 3LQ

