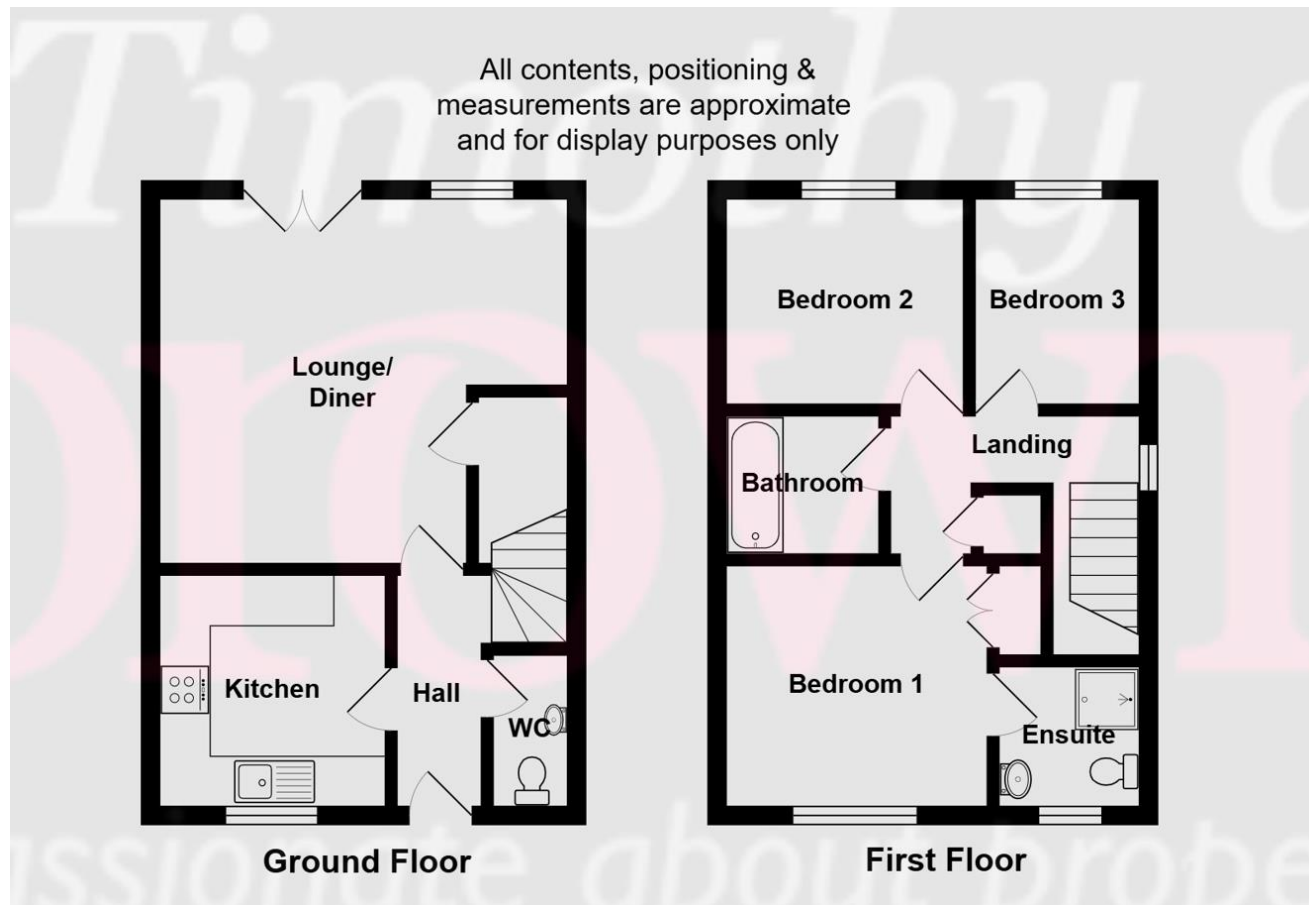




1A The Chandlery
Wharf Mill
Congleton
CW12 3GQ

Energy rating

C

Valid until

6 June 2033

Certificate number

0370-2923-1060-2307-4981

Property type

Semi-detached house

Total floor area

72 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 C. 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

Score

Energy rating

92+

A

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

Current

Potential

74 C

69 B

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



1A The Chandlery,
Wharf Mill, Canal Road,
Congleton, Cheshire CW12 3GQ

Selling Price: £289,000

- NO ONWARD CHAIN
- THREE BEDROOM SEMI-DETACHED HOME
- DELIGHTFUL MACCLESFIELD CANAL OUTLOOK
- ENCLOSED LOW-MAINTENANCE REAR GARDEN
- SPACIOUS LOUNGE/DINER WITH FRENCH DOORS
- PRINCIPAL BEDROOM WITH EN-SUITE
- TWO DEDICATED PARKING SPACES
- WALKING DISTANCE OF TOWN & RAILWAY STATION

OFFERED WITH NO ONWARD CHAIN

Occupying an enviable position with its rear garden directly adjoining the picturesque Macclesfield Canal, this attractive three-bedroom semi-detached home combines modern, well-presented accommodation with a setting that is difficult to beat.

1A The Chandlery forms part of the popular Wharf Mill development and enjoys a particularly appealing position, with the canal immediately beyond the rear garden providing an ever-changing waterside outlook and a wonderfully peaceful backdrop. Yet, despite its tranquil setting, the property remains within easy reach of Congleton town centre, railway station, park and leisure facilities.

The home benefits from PVCu double glazing and gas-fired central heating and offers a practical, well-balanced layout ideally suited to a professional couple, young family or those simply looking for a modern home with something a little different.

On entering, the hallway provides access to a useful guest cloakroom/W.C. and leads through to the principal ground-floor accommodation. To the front is a well-equipped kitchen fitted with a range of white units and contrasting work surfaces, incorporating a built-in gas hob, electric oven and extractor, together with plumbing for a washing machine and space for a fridge freezer.

The real heart of the home is the generous **lounge/diner**, extending across the rear of the property. Finished with attractive oak-effect flooring, this comfortable and versatile living space offers French doors which open directly onto the enclosed



rear garden, creating an effortless connection between the house and its waterside surroundings.

To the first floor are **three bedrooms**, with the principal bedroom benefiting from fitted wardrobes and its own en-suite shower room. Two further bedrooms overlook the rear, while a separate family bathroom completes the accommodation.

Outside, the property continues to impress. To the front are **two dedicated parking spaces**.

To the rear is an **enclosed, low-maintenance garden enjoying a delightful outlook directly over the Macclesfield Canal**. Whether sitting outside with a morning coffee, entertaining during the warmer months or simply watching the boats pass by, this is a particularly attractive feature and one that sets the property apart from many modern homes.

The location is equally convenient. Congleton town centre, with its excellent selection of independent shops, restaurants, cafés and everyday amenities, is within walking distance, as are Congleton Park, the leisure centre and railway station. Congleton station provides direct services towards Manchester and Stoke-on-Trent and connects into the wider national rail network, while Junction 17 of the M6 is readily accessible by road.

For those who enjoy the outdoors, the Macclesfield Canal itself provides attractive towpath walks virtually from the doorstep, while nearby Astbury Mere Country Park and the surrounding Cheshire countryside offer further opportunities for walking, recreation and enjoying the area's beautiful scenery.



A superb modern home in a highly convenient location, made particularly special by its peaceful canalside position and outlook.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Timber entrance door to:

HALL : Single panel central heating radiator. 13 Amp power points. Oak effect flooring. Return stairs to first floor.

GUEST CLOAKROOM : PVCu double glazed opaque window to front. White suite comprising: Low level W.C. and pedestal wash hand basin. Tiled splashbacks. Single panel central heating radiator.

LOUNGE/DINER 4.95m (16ft 3in) x 4.42m (14ft 6in) : PVCu double glazed window to rear aspect. Two single panel central heating radiators. 13 Amp power points. Oak effect flooring. Door to under stairs cupboard. PVCu double glazed French doors to rear garden.

KITCHEN 2.79m (9ft 2in) x 2.74m (9ft 0in) : PVCu double glazed window to front aspect. Range of white laminate fronted base and eye level units with granite effect preparation surfaces over with inset 1.5 bowl single drainer stainless steel sink with mixer tap. Built in 4-ring gas hob with electric oven below and extractor hood above. Space and plumbing for washing machine. Space for fridge freezer. Cupboard housing Potterton gas central heating boiler.

First floor :

LANDING : 13 Amp power points. Airing cupboard with hot water cylinder. Access to roof space.

BEDROOM 1 FRONT 3.17m (10ft 5in) x 2.84m (9ft 4in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Double fitted wardrobes.



EN SUITE 5' 10" x 5' 7" (1.78m x 1.70m) : PVCu double glazed window to front aspect. White suite comprising: Low level W.C., pedestal wash hand basin and corner shower cubicle housing a mains fed shower. Single panel central heating radiator. Shaver point. Extractor fan.

BEDROOM 2 REAR 2.9m (9ft 6in) x 2.46m (8ft 1in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 2.46m (8ft 1in) x 1.96m (6ft 5in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 7" x 6' 0" (2.01m x 1.83m) : White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mixer tap. Part tiled walls. Shaver point. Extractor fan. Single panel central heating radiator.

Outside :

FRONT : Two allocated parking spaces.

REAR : Enclosed low maintenance courtyard garden abutting and enjoying views over the Macclesfield Canal. Gated access to side leading to front.

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

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

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

TAX BAND: C

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3GQ

