

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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Timothy a
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8 Swan Street
Congleton, Cheshire CW12 4BW

Selling Price: £149,950

- RECENTLY RENOVATED SPACIOUS TERRACE HOME
- TWO RECEPTION ROOMS
- NEWLY FITTED KITCHEN
- TWO DOUBLE BEDROOM PLUS DRESSING ROOM OR OTHER USE
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- ENCLOSED COURTYARD GARDEN
- CLOSE TO TOWN AND IT'S AMENITIES
- NO CHAIN

NO CHAIN.

RECENTLY RENOVATED AND UPDATED TO
INCLUDE NEW CARPETS & DECORATION.

Two-Bedroom Mid Terrace Home - Ready to
Move in to.

A spacious terrace home ideally situated near the
town centre, ideal for buy to let or for a first time
buyer.

Key Features:

- Lounge
- Dining room
- Newly fitted kitchen
- Two double bedrooms & large third room suitable
for a variety of uses
- Wet room
- Courtyard garden
- PVCu double glazing
- Gas central heating
- Unrestricted on-street parking

Location:

Discreetly positioned yet just moments from the
heart of town, this home offers easy access to
Congleton’s shops, bars, and restaurants. It’s also
within walking distance of Congleton Park, a
beautiful green space with children’s play areas,
sports fields, and the popular Stock at The Pavilion
bar and restaurant, known for its blend of vintage



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

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.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : New steel front composite door.

LOUNGE 11' 7" x 9' 9" (3.53m x 2.97m): PVCu double glazed
window to front aspect. Double panel central heating radiator.
13 Amp power points. Meter cupboard.

DINING ROOM 11' 7" x 11' 3" (3.53m x 3.43m): PVCu double
glazed window to rear aspect. Double panel central heating
radiator. 13 Amp power points. Understairs store cupboard with
latch door. Latch door leading to staircase to first floor.

KITCHEN 9' 6" x 6' 0" (2.89m x 1.83m): PVCu double glazed
window to rear aspect. New fitted hi-gloss eye level and base
units having preparation surfaces over with stainless steel single
drainer sink unit inset. Ceramic electric hob with extractor
canopy over and oven below. Space and plumbing for washing
machine. 13 Amp power points. Tiled to splashbacks. Timber
effect laminate floor.



First Floor :

LANDING : 13 Amp power point. Latch door to:

BEDROOM 1 FRONT 15' 2" x 9' 10" (4.62m x 2.99m): PVCu double
glazed window to front aspect. Double panel central heating
radiator. 13 Amp power points. Feature cast iron fireplace.
Latch door. Access to roof space.

BEDROOM 2 REAR 7' 7" x 11' 5" (2.31m x 3.48m) min (14' 2" max)
: PVCu double glazed window. Double panel central heating
radiator. 13 Amp power points. Latch door.

DRESSING ROOM OR OTHER USE 7' 4" x 11' 6" (2.23m x 3.50m)
min (14'0" max): Latch doors to bedroom 2 and wet room. 13
Amp power points.

WET ROOM 9' 6" x 6' 5" (2.89m x 1.95m): PVCu double glazed
opaque window to rear aspect. White suite comprising: low level
W.C., pedestal wash hand basin and mains fed thermostatically
controlled shower. Single panel central heating radiator. Tiled
walls to splashbacks. Airing cupboard housing Ideal gas combi
boiler.

Outside :

FRONT : Unrestricted on street parking.

REAR : Concrete laid yard with flower borders. Brick built store.
Gated access to shared ginnel leading to the front.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B



DIRECTIONS: SATNAV: CW12 4BW

12/12/2024, 12:41

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

Energy performance certificate (EPC)

8 SWAN STREET
CONGLETON
CW12 4BW

Energy rating
E

Valid until
18 November 2030

Certificate number
9614-3961-3209-6370-6208

Property type
Mid-terrace 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 E. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

45 B

81-91

B

69-80

C

55-68

D

39-54

E

21-38

F

1-20

G

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/9614-3961-3209-6370-6208/yntrtrue> 1/4

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