

Timothy a brown



Energy performance certificate (EPC)

19 Moody Street Congleton, Cheshire CW12 4AN	Energy rating D	Valid until 2 September 2038
Certificate number 3038-4101-1988-0147-4233		

Property type: Mid-terrace house
Total floor area: 290 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 on the regulations and exemptions <https://www.gov.uk/government/guidance/energy-ratings-for-rental-properties>

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

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



19 Moody Street
Congleton, Cheshire CW12 4AN

Selling Price: £675,000

- STUNNING GRADE II LISTED GEORGIAN TOWN HOUSE
- APPROXIMATELY 3,515 SQ FT (326.5 SQ M) OF ACCOMMODATION
- EXTENSIVELY RENOVATED AND METICULOUSLY MAINTAINED
- SIX VERSATILE BEDROOMS AND MULTIPLE RECEPTION ROOMS
- BEAUTIFUL FITTED KITCHEN WITH QUALITY APPLIANCES
- CINEMA ROOM AND USEFUL CELLARS
- PRIVATE REAR COURTYARD GARDEN
- SECURE OFF-ROAD PARKING FOR TWO VEHICLES
- PRIME TOWN CENTRE LOCATION WITHIN WALKING DISTANCE OF AMENITIES

Exceptional Grade II Listed Georgian Town House
Approx. 3,515 sq ft (326.5 sq m)

A truly stunning and impeccably presented Grade II Listed Georgian town house extending to approximately 3,515 sq ft (326.5 sq m), offering an exceptional blend of timeless period character and modern-day comfort.

The present occupiers over the years of ownership have undertaken extensive renovation and maintenance works throughout the property, including rewiring, roofing, replastering, replacement kitchen and bathroom installations, together with a wealth of ongoing improvements, resulting in a home that is ready to move straight into and enjoy.

To the rear, the property benefits from a delightful courtyard garden, providing a peaceful and private outdoor space ideal for relaxing or entertaining. A gate leads through to secure enclosed off-road parking for two vehicles, beyond which lie adjoining allotments, further enhancing the tranquil setting.

We are advised that the front boundary extends into the pavement area, presenting an opportunity for a future purchaser to reinstate an attractive stone wall and wrought iron railing frontage, subject to any necessary consents.

The location is second to none, forming part of an elegant Georgian terrace within easy walking distance of Congleton town centre. A wide range of shops, cafés, restaurants and everyday amenities are all readily accessible, making this a highly convenient yet characterful setting.

The accommodation is both spacious and versatile, offering flexibility to suit a variety of lifestyles.

An internal entrance porch leads into a welcoming reception hall with staircase rising to the upper floors.



Doors lead off to an impressive front dining room, a central cinema room with access to the cellar, and a breakfast room with French doors opening onto the courtyard. The breakfast room flows through to a beautifully fitted kitchen incorporating quality integrated appliances, together with a fitted pantry. Beyond lies a rear lobby with access to the outside, a generous utility room and a cloakroom/WC. The various reception rooms offer excellent flexibility and can be configured to suit individual requirements.

The first-floor landing provides access to an elegant drawing room, which could also serve as a bedroom if desired, together with two further bedrooms, one enjoying access to a balcony, and a contemporary shower room.

The second floor offers three additional bedrooms and a spacious family bathroom, creating substantial accommodation ideally suited to growing families or those requiring guest and home-working space.

The property benefits from all mains services, gas-fired central heating and has had in the past, a three-phase electricity supply, meaning a high-capacity electric vehicle charging point could be installed if required.

This is a rare opportunity to acquire a beautifully restored Georgian residence of significant character and scale in one of Congleton's most desirable town centre locations.

Early viewing is strongly recommended to fully appreciate the charm, quality and versatility of this remarkable home.

Book your viewing today and prepare to be impressed.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Period front door with leaded effect glazing.

PORCH : Glazed door to hall.

HALL : Coving. Feature archways with ornate architrave. Two radiators. Stairs. Doors to principal rooms.

DINING ROOM 13' 3" x 13' 1" (4.04m x 3.98m) : Sash window. Coving. Picture rail with feature track lighting. Marble fire surround. Radiator.

CINEMA ROOM 18' 7" x 13' 8" (5.66m x 4.16m) : Two radiators. Coving. Feature window overlooking hallway. Double glazed doors to breakfast room. Panelled door to cellar. Door to hallway.

CELLAR : Two areas.

AREA 1 13' 0" x 9' 3" (3.96m x 2.82m) : Power and light. Shelving. Meters. Radiator. Mains stop tap.

AREA 2 14' 0" x 4' 1" (4.26m x 1.24m) :

BREAKFAST ROOM 21' 6" x 8' 8" (6.55m x 2.64m) : French doors to rear patio.

KITCHEN 16' 5" x 9' 8" (5.00m x 2.94m) : Quality fitted kitchen with Bosch appliances comprising induction hob with oven below, integrated dishwasher and Logik fridge and freezer. Tiled to splashbacks. One and a half single drainer stainless steel sink. Under unit lighting and ceiling lighting. Radiator. Tiled floor.

BUTLERS PANTRY 6' 0" x 5' 0" (1.83m x 1.52m) : Fitted base and eye level units. Tiled to splashbacks.

REAR LOBBY : Tiled floor. Door to outside. doors to:

UTILITY ROOM 10' 4" x 6' 6" (3.15m x 1.98m) : Fitted with base units with inset single drainer stainless steel sink. Tiled splashbacks. Glow worm combi gas central heating boiler. Radiator. Tiled floor.

CLOAKROOM/W.C. : Period style white suite comprising: W.C. and wash hand basin. Radiator. Half tiled walls. Tiled floor.

First Floor :

LANDING : Radiator. Stairs to second floor. Doors to all rooms.



DRAWING ROOM/BEDROOM 18' 0" x 13' 11" (5.48m x 4.24m) : Two windows, one being French windows opening onto wrought iron balcony. Coving to ceiling. Two radiators. Wall mounted fireplace.

BEDROOM 1 15' 5" x 13' 9" (4.70m x 4.19m) : Two radiators. Door and window to private balcony.

BEDROOM 2 11' 11" x 9' 9" (3.63m x 2.97m) : Sash window. Coving to ceiling. Radiator.

SHOWER ROOM 7' 5" x 4' 0" (2.26m x 1.22m) : White suite comprising low level W.C., pedestal wash hand basin and double sized enclosure. Chrome heated towel rail/radiator. Fully tiled walls and floor.

Second Floor :

LANDING : Roof light. Radiator. Doors to all rooms.

BEDROOM 3 FRONT 18' 2" x 13' 6" (5.53m x 4.11m) : Two period windows. Radiator. Chimney breast shelving.

BATHROOM 12' 4" x 5' 11" (3.76m x 1.80m) : White suite comprising low level W.C., pedestal wash hand basin and panelled bath with central mixer tap with shower and concertina screen over. Half tiled walls. Radiator. Electric shaver point. Shaving mirror with light over. BEDROOM 4 REAR 13' 7" x 9' 1" (4.14m x 2.77m) : Sash window. Radiator.

BEDROOM 5 REAR 19' 9" x 9' 10" (6.02m x 2.99m) : Sash window. Radiator.

Outside :

REAR : Patio flagged area with gate and fence enclosed with steps down to block brick off road parking for two cars and accessed by wrought iron double gates.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 4AN

