

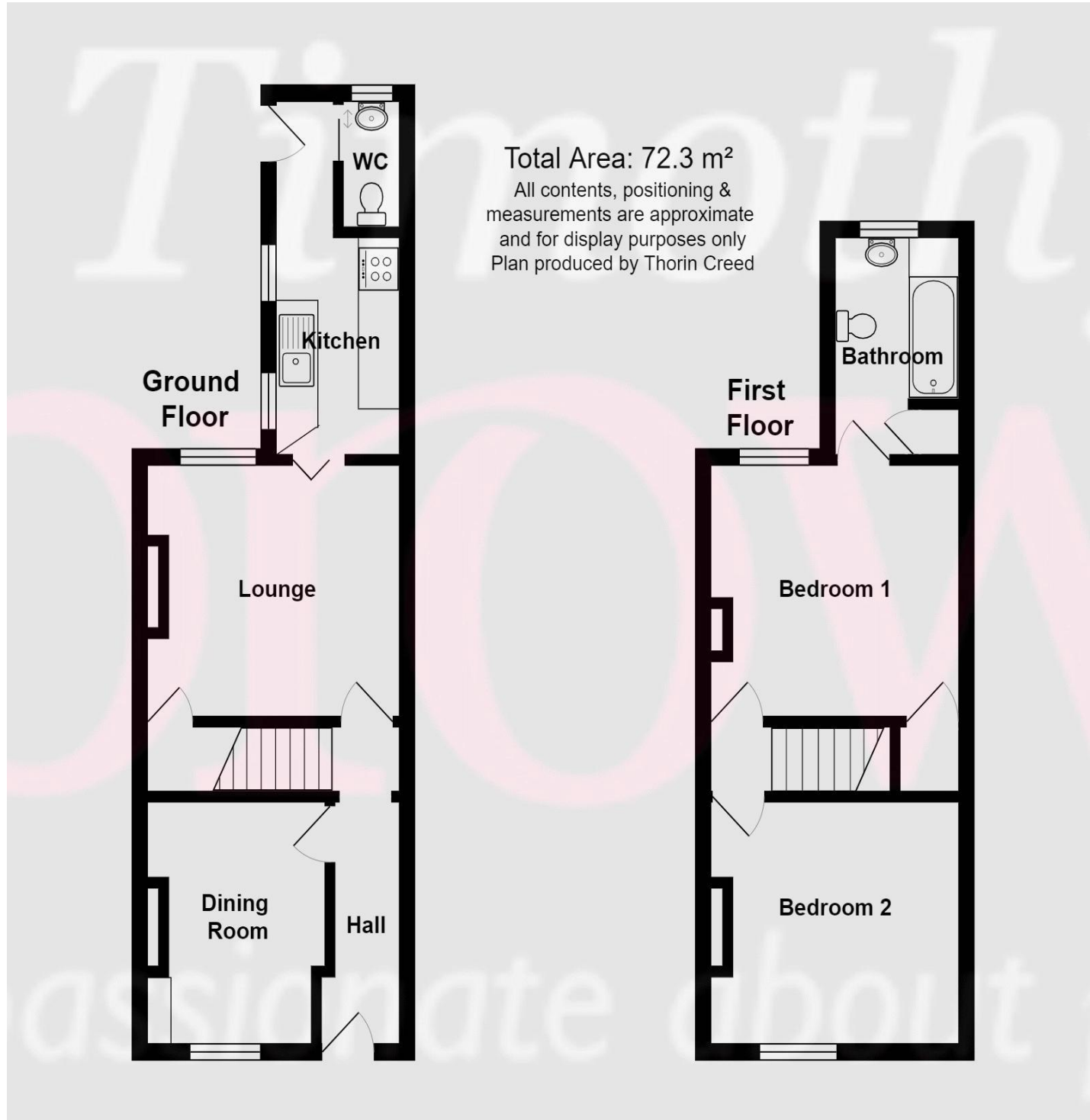
Timothy a brown



18 Swan Street,
Congleton, Cheshire CW12 4BW

Selling Price: £155,000

- CHARMING TWO BEDROOM MID-TERRACE COTTAGE
- COSY DINING ROOM & SEPARATE LOUNGE FOR RELAXED LIVING
- FITTED KITCHEN & CLOAKROOM
- TWO GENEROUS DOUBLE BEDROOMS & MODERN FAMILY BATHROOM
- ENCLOSED WALLED REAR GARDEN
- GAS CENTRAL HEATING & PVCu DOUBLE GLAZING THROUGHOUT
- ENCLOSED WALLED GARDEN PERFECT FOR OUTDOOR ENJOYMENT
- UNRESTRICTED ON-STREET PARKING RIGHT OUTSIDE YOUR DOOR
- PRIME LOCATION JUST 0.2 MILES FROM TOWN CENTRE
- READY TO MOVE STRAIGHT INTO



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

www.timothyabrown.co.uk

WATCH OUR VIDEO TOUR

A charming and spacious two-bedroom mid-terrace cottage – well maintained and ready to move straight into. Perfect rental or first home opportunity with unrestricted on-street parking.

Just steps from the vibrant town centre, this characterful property offers a delightful blend of comfort and convenience.

Hallway, cosy dining room, relaxing lounge, fitted kitchen and cloakroom. Two generous double bedrooms and a modern family bathroom.

Benefitting from gas central heating, PVCu double glazing and an enclosed walled garden – ideal for relaxing or entertaining.

Set in a quiet yet popular part of Congleton, with the cricket ground, bowls club and lawn tennis club all within easy reach.

Excellent commuter links via the M6 and Congleton Railway Station (just 1.3 miles away), providing direct access to Manchester, Liverpool and Leeds.

A rare opportunity to secure a well-presented home in such a sought-after location – early viewing highly recommended.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Hardwood panelled door with glazed and leaded upper half.

HALL : Double panel central heating radiator. Stairs to first floor. Doors to:

DINING ROOM 10' 8" x 8' 6" (3.25m x 2.59m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Cupboard housing gas meter.

LOUNGE 11' 10" x 11' 2" (3.60m x 3.40m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Feature fireplace set on marble effect hearth and back with fire surround. Understairs store cupboard.

KITCHEN 9' 7" x 5' 9" (2.92m x 1.75m): Two PVCu double glazed windows to side aspect. Range of white hi-gloss eye level and base units having laminated preparation surfaces over with stainless steel one and a half bowl sink unit inset. Slot in electric cooker. Space and plumbing for washing machine. Space for fridge/freezer. Glazed tiles to splashbacks. Double panel central heating radiator. 13 Amp power points. PVCu double glazed door to rear. Cupboard housing Main combination boiler. Cupboard housing consumer unit.

CLOAKROOM : PVCu double glazed window to rear aspect. White suite comprising: low level w.c. and pedestal wash hand basin. Single panel central heating radiator. Glazed tiles to half height.



First Floor :

BEDROOM 1 REAR 11' 10" x 11' 3" (3.60m x 3.43m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Walk in cupboard. Door to:

BATHROOM 9' 7" x 5' 11" (2.92m x 1.80m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over and glass shower screen. Grey matt finished tiles to splashbacks. Chrome centrally heated towel radiator. Door to linen cupboard.

BEDROOM 2 FRONT 12' 0" x 10' 10" (3.65m x 3.30m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

Outside :

REAR : An enclosed walled courtyard garden with raised flower borders and patio seating area. Cold water tap. Gated access to shared rear passage leading onto Swan Street.

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

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

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



LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 4BW

Energy performance certificate (EPC)

18 SWAN STREET CONGLETON CW12 4BW		Energy rating D
Valid until 12 October 2030	Certificate number 9310-2437-0000-2690-2065	

Property type Mid-terrace house
Total floor area 72 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) .
Energy efficiency rating for this property This property's current energy rating is D. It has the potential to be B. See how to improve this property's energy performance.

