

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.

2-4 West Street Congleton Cheshire CW12 1JR
 Tel: 01260 271255 Email: contact@timothyabrown.co.uk



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

Timothy a brown

www.timothyabrown.co.uk

8 Swan Street
 Congleton, Cheshire CW12 4BW

Selling Price: £154,950

- 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 DWAN STREET CONGLETON CW12 4BW	Energy rating E	Valid until: 18 November 2030 Certificate number: 9614-3061-3209-6370-6206
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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-standards-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-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.

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/9614-3061-3209-6370-6206/yvnr1ue>

