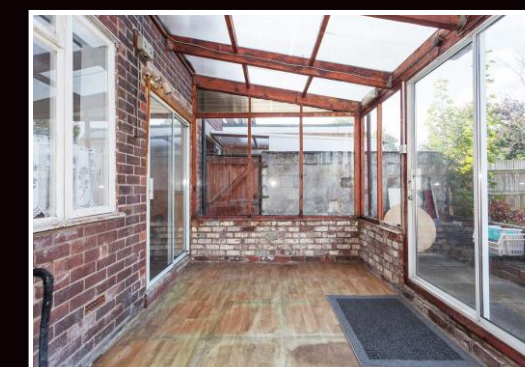
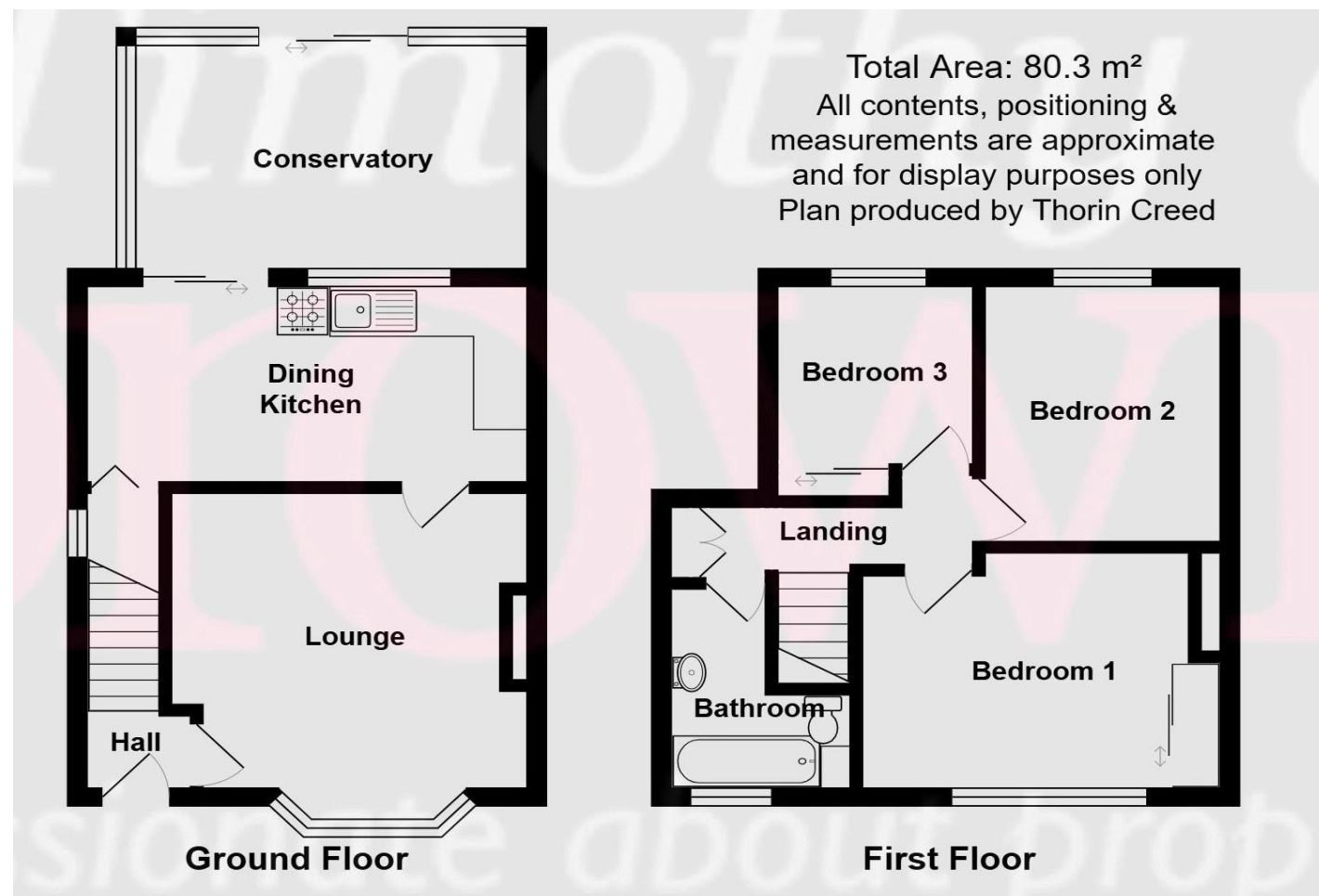


Timothy a brown



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 brown

www.timothyabrown.co.uk

19 Heath Road,
Congleton, Cheshire CW12 4LF

Selling Price: £190,000

- RENOVATION OPPORTUNITY IN A POPULAR WEST HEATH LOCATION
- BAY-WINDOW LOUNGE & KITCHEN/DINER WITH PATIO ACCESS
- PVCu DOUBLE GLAZING TO PRINCIPAL WINDOWS
- THREE BEDROOMS & FIRST FLOOR BATHROOM
- OFF-ROAD PARKING FOR TWO VEHICLES
- LONG REAR GARDEN WITH SUNNY ASPECT
- LEVEL WALKING DISTANCE TO WEST HEATH SHOPPING PRECINCT
- CLOSE TO GOOD SCHOOLS FOR ALL AGE GROUPS

This is an excellent opportunity to purchase a home in need of renovation and upgrading, offered at a price that reflects the work required.

The property features brick elevations and PVCu double glazing to the principal windows.

To the front, there is off-road parking for two vehicles, while the rear enjoys a long lawned garden with a sunny aspect.

The accommodation comprises: Hall, bay-windowed Lounge, and a Kitchen/Diner with patio doors leading to the Lean-to and onwards to the rear garden.

At first-floor level, there are three Bedrooms and a Bathroom.

19 Heath Road is a well-regarded and conveniently located home forming part of the popular West Heath area of the town.

It is within level walking distance of the West Heath Shopping Precinct and several good schools catering for all age groups.



The accommodation briefly comprises: (all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL : One single power point. BT point. Stairs to first floor. Door to:

LOUNGE 13' 3" x 13' 8" (4.04m x 4.16m): PVCu double glazed bay window. Brick fireplace with inset gas fire. 13 Amp power points. TV point.

KITCHEN/DINER 16' 6" x 8' 1" (5.03m x 2.46m): Fitted with a range of base and eye level units. Stainless steel single drainer sink unit inset. Space for cooker and fridge freezer. Tiled splashbacks. Window overlooking Lean to. Gas heater. Access to under stairs storage. Patio windows opening to:

LEAN TO 14' 8" x 8' 9" (4.47m x 2.66m): Brick built base. Sliding patio windows. Polycarbonate roof. Plumbing for a washing machine.

First Floor :

LANDING : Doors to all rooms. One single power point. Access to roof space. Double doors to cylinder cupboard.

BEDROOM 1 FRONT 12' 2" x 9' 10" (3.71m x 2.99m): PVCu double glazed window. Gas fire. Double wardrobes with sliding mirror fronted doors. 13 Amp power points.

BEDROOM 2 REAR 10' 2" x 8' 10" (3.10m x 2.69m): PVCu double glazed window. Gas heater. One single power point.



BEDROOM 3 REAR 7' 2" x 7' 1" (2.18m x 2.16m): PVCu double glazed window. Gas heater. Fitted cupboard.

BATHROOM : PVCu double glazed opaque window. Grey coloured suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with electric shower and curtain over. Tiled walls.

Outside :

FRONT : Concrete flagged parking for two cars.

SIDE : Shared passageway to garden gate.

REAR : Patio area leading onto lawn. Fully enclosed shed at bottom of garden.

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

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 4LF



Energy performance certificate (EPC)			
19 Heath Road CONGLETON CW12 4LF	Energy rating F	Valid until:	15 September 2036
		Certificate number:	9065-3066-7201-9386-4200

Property type	Mid-terrace house
Total floor area	67 square metres

Rules on letting this property

You may not be able to let this property

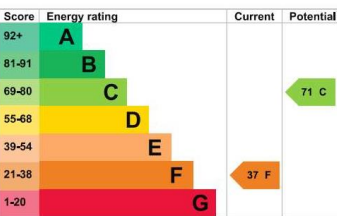
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Properties can be let if they have an energy rating from A to E. You could make changes to [improve this property's energy rating](#).

Energy rating and score

This property's energy rating is F. It has the potential to be C.

[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

