

Timothy a brown



8 Swan Street

Congleton, Cheshire CW12 4BW

Selling Price: £120,000

- SPACIOUS TWO DOUBLE BEDROOM TERRACE HOME
- TWO RECEPTION ROOMS
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- REQUIRES MODERNISATION- MASSES OF POTENTIAL
- ENCLOSED COURTYARD GARDEN
- CLOSE TO TOWN CENTRE & ITS AMENITIES
- IDEAL OPPORTUNITY FOR INVESTMENT
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN. REQUIRES MODERNISATION - MASSES OF POTENTIAL. IDEAL OPPORTUNITY FOR INVESTMENT.

Two-Bedroom Mid Terrace Home with Masses of Potential

A spacious two double-bedroom terrace home ideally situated near the town centre, in a clean and tidy order, yet ripe for renovation

Key Features:

- Lounge
- Dining room
- Kitchen
- Two double bedrooms
- 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 : Timber framed and glazed door to:

LOUNGE 11' 7" x 9' 7" (3.53m x 2.92m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Colonial style gas fire.

DINING ROOM 11' 7" x 11' 3" (3.53m x 3.43m): PVCu double glazed window to rear aspect. Double panel central heating radiator. Open coal fireplace set within tiled hearth and back. 13 Amp power points. Understairs store cupboard. Door leading to staircase to first floor.



KITCHEN 9' 6" x 6' 0" (2.89m x 1.83m): Timber framed window to rear aspect. Laminate effect eye level and base units having preparation surfaces over with stainless steel single drainer sink unit inset. Space and plumbing for washing machine. Space for slot in gas cooker. 13 Amp power points. Tiled to splashbacks. Door to outside.

First Floor :

BEDROOM 1 REAR 15' 2" x 11' 6" (4.62m x 3.50m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Store cupboard.

WETROOM 9' 6" x 6' 5" (2.89m x 1.95m): Timber framed 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.

BEDROOM 2 FRONT 15' 2" x 10' 0" (4.62m x 3.05m) to alcove: PVCU double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature cast iron fireplace. Low level cupboards fitted to each alcove.

Outside :

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

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 4BW

Energy performance certificate (EPC)			
8 SWAN STREET CONGLETON CW12 4BW	Energy rating E	Valid until:	18 November 2030
		Certificate number:	9614-3901-3209-6370-5200

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.](#)

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



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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