



- CHARMING AND MUCH-IMPROVED TERRACE COTTAGE
- NO ONWARD CHAIN WITH EARLY VIEWING ADVISED
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- STYLISH REFITTED KITCHEN
- GAS CENTRAL HEATING & FULL PVCU DOUBLE GLAZING
- EXCELLENT INVESTMENT OR FIRST-TIME BUYER OPPORTUNITY
- CLOSE TO TOWN CENTRE, LEISURE CENTRE & CONGLETON PARK

11 Willow Street,
Congleton, Cheshire CW12 1RL

Selling Price: £130,000

NO ONWARD CHAIN – EARLY VIEWING HIGHLY RECOMMENDED

An exceptional opportunity for first-time buyers, downsizers, or savvy investors alike, this charming and much-improved terrace cottage is perfectly positioned just moments from Congleton Park and the recently unveiled multi-million-pound, state-of-the-art leisure centre.

Brimming with character, the property benefits from gas central heating and full PVCu double glazing throughout, including both front and rear doors. While already significantly enhanced, there remains scope for light cosmetic improvements, allowing buyers to add their own finishing touches.

The welcoming front door opens into a generous lounge, leading through to a stylish, recently refitted kitchen. Beyond the kitchen sits the ground-floor bathroom. Upstairs, the first floor hosts two well-proportioned double bedrooms, both offering excellent space and versatility.

Externally, the enclosed rear yard provides a private spot to relax and unwind, with a secure gate opening onto a side road where residents commonly park. Additional unrestricted on-street parking is conveniently available nearby.

Set within an exceptionally practical and desirable location, the home is just a short stroll from Congleton town centre, offering a growing selection of independent shops, cafés, bars, and restaurants. The award-winning Congleton Park is also within easy walking distance, featuring beautiful green spaces, children's play areas, sports fields, and the popular Pavilion café.

The nearby leisure centre, complete with a brand-new swimming pool and extensive facilities, adds further appeal, while Congleton Railway Station—located at the top of Park Lane—provides excellent links to the national rail network, including frequent direct services to London.

A characterful home in a thriving location—early viewing is strongly advised.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE: PVCu double glazed door to:

LOUNGE 13' 0" x 12' 3" (3.96m x 3.73m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

KITCHEN 10' 1" x 9' 8" (3.07m x 2.94m): PVCu double glazed window to front aspect. Extensive range of modern shaker style eye level and base units in grey having natural wood effect



preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring gas with extractor hood over and built in double oven/grill. 13 Amp power points. Open plan return staircase to first floor. Door to cellar head.

UTILITY 8' 0" x 5' 11" (2.44m x 1.80m): PVCu double glazed window to side aspect. Wall mounted Worcester combination boiler. Space and plumbing for washing machine. Space for fridge/freezer. Timber panelled door to outside.

CELLAR 10' 4" x 9' 0" (3.15m x 2.74m): Vaulted ceiling. Extractor fan.

First Floor :

GALLERIED LANDING: 13 Amp power points. Overstairs store cupboard. Access to roof space.

BEDROOM 1 FRONT 12' 9" x 12' 5" (3.88m x 3.78m): PVCu double glazed window to front aspect. 13 Amp power points.

BEDROOM 2 REAR 9' 6" x 6' 5" (2.89m x 1.95m): PVCu double glazed window to rear aspect. 13 Amp power points.

BATHROOM 8' 0" x 6' 0" (2.44m x 1.83m): PVCu double glazed window to side aspect. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with thermostatically controlled mains fed shower. Fully tiled walls.

Outside:

REAR: Enclosed yard and gated access onto Spragg Street. Brick built outside store.

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

TENURE: Freehold (subject to solicitors' verification).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: A

DIRECTIONS: SATNAV CW12 1RL

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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