



**51 Astbury Street**  
Congleton, Cheshire CW12 4EG

Offers in Excess of £110,000

- NO ONWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- TWO BEDROOMS, TWO RECEPTION ROOMS
- MODERN KITCHEN & BATHROOM
- GAS CENTRAL HEATING
- ENCLOSED REAR YARD
- WALKING DISTANCE TO ASTBURY MERE & TOWN CENTRE

# FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*VIEW OUR FANTASTIC 3D MATTERPORT TOUR\*\*\*

\*\* IDEAL FIRST TIME BUY OR BUY TO LET \*\* NO ONWARD CHAIN \*\* LARGE RECEPTION ROOMS AND BEDROOMS \*\* MODERN STYLE KITCHEN & BATHROOM SUITE \*\* PART PVC DOUBLE GLAZING \*\* GAS CENTRAL HEATING \*\* GOOD SIZE YARD GARDEN \*\* POPULAR LOCATION WITHIN WALKING DISTANCE TO ASTBURY MERE COUNTRY PARK & CONGLETON TOWN CENTRE \*\* EASY ACCESS TO THE A34 & CONGLETON RETAIL PARK \*\*

Lounge, dining room, kitchen, small landing, two double bedrooms, bathroom, enclosed rear yard garden. Part PVCu double glazing and gas central heating.

It's a terrific position, fantastically located for the ever popular Astbury Mere Country Park. A wonderful community spirited place for walkers and runners, with water based activities available at the shore side outdoor pursuits centre.

Practically close to the bustling town centre of Congleton. For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also within only a few minutes walking distance of the town's railway station which offers links to national rail networks with

frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible. Bus stops are immediate, offering all manner of local bus routes to both the town centre and surrounding towns.

**The accommodation briefly comprises**  
(all dimensions are approximate)

PVCu double glazed door to:

**LOUNGE 13' 0" x 12' 0" (3.96m x 3.65m):** PVCu double glazed window to front aspect. Exposed beams to ceiling. Double panel central heating radiator. 13 Amp power points. Cupboard housing gas meter. Living flame coal effect gas fire set on hearth and back with pine effect fire surround. Return stairs to first floor.

**DINING ROOM 12' 0" x 10' 0" (3.65m x 3.05m):** Timber framed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Living flame coal effect gas fire set on hearth and back with pine effect fire surround.

**KITCHEN 8' 5" x 6' 7" (2.56m x 2.01m):** Timber framed window to rear aspect. Range of beech effect eye level and base units having black granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring gas hob with electric oven/grill with extractor hood over. Space and plumbing for washing machine. Space for fridge. Personal door to rear.

First Floor:

**BEDROOM 1 REAR 12' 2" x 10' 1" (3.71m x 3.07m):** Timber framed window to rear aspect. Double panel central



heating radiator. 13 Amp power points. Door to overstairs cupboard. Door to bathroom.

**BATHROOM 8' 5" x 6' 6" (2.56m x 1.98m):** Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed electric shower over and glass shower screen. Chrome centrally heated towel radiator. Boiler cupboard housing Ideal gas combi boiler.

**BEDROOM 2 FRONT 12' 2" x 10' 1" (3.71m x 3.07m):** PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Access to roof space.

**Outside :**

**REAR :** Good sized enclosed paved yard. Gated access to rear passage.

**TENURE :** Long historic leasehold with peppercorn rent (subject to solicitors 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:** From our office proceed along West Street and take the fourth left into Astbury Street where number 51 will be found on the right hand side clearly identified by our For Sale board.

10/1/21, 12:38 PM

Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

### Energy performance certificate (EPC)

51 ASTBURY STREET CONGLETON CW12 4EG	Energy rating <b>D</b>	Valid until: <b>27 April 2031</b>
Certificate number: 5500-6984-0122-4029-3493		

Property type

End-terrace house

Total floor area

63 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

The graph shows this property's current and potential energy efficiency.

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

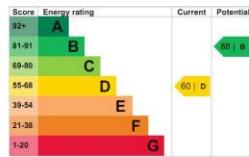
Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D

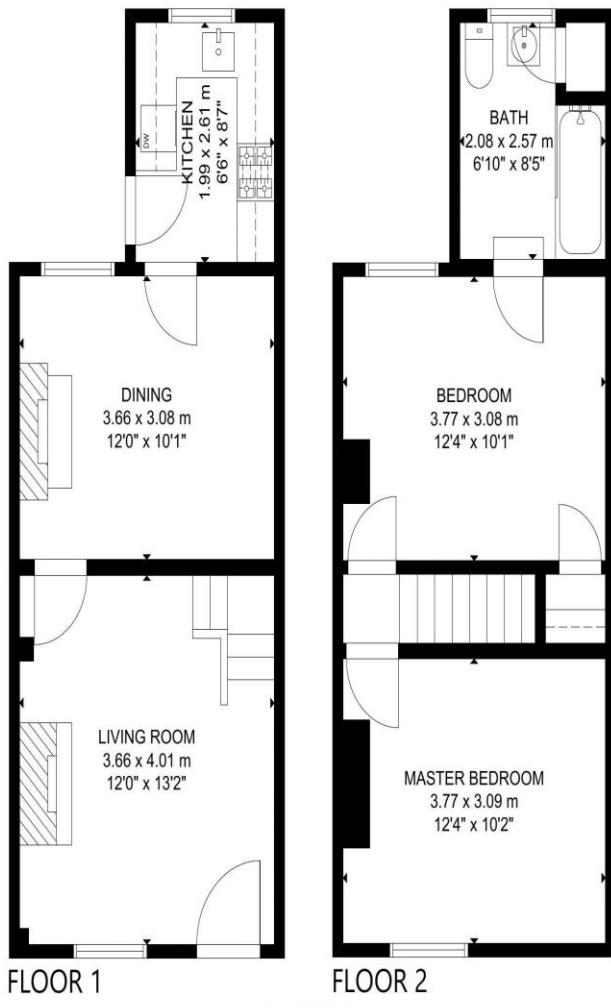
the average energy score is 60



<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/5500-6984-0122-4029-3493/print=true>

1/5





GROSS INTERNAL AREA  
TOTAL: 65 m<sup>2</sup>/701 sq ft  
FLOOR 1: 32 m<sup>2</sup>/345 sq ft, FLOOR 2: 33 m<sup>2</sup>/356 sq ft  
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



#### 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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