

# 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](mailto: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](http://www.timothyabrown.co.uk)

5 Wood Street  
Congleton, Cheshire CW12 1JF

Selling Price: £124,950

- NO ONWARD CHAIN – A FANTASTIC OPPORTUNITY TO ADD VALUE
- ELEVATED BRICK-BUILT TERRACED COTTAGE WITH TRADITIONAL CHARM
- COSY LOUNGE AND KITCHEN/DINER
- TWO BEDROOMS PLUS GROUND-FLOOR BATHROOM
- YARD TO THE REAR WITH RIGHT OF WAY ACCESS
- QUIET BACKWATER LOCATION JUST MOMENTS FROM TOWN CENTRE



FOR SALE BY PRIVATE TREATY (Subject to contract)

NO ONWARD CHAIN – A RARE OPPORTUNITY

Tucked away in a peaceful backwater just moments from the town centre, this elevated brick-built terraced cottage offers fantastic potential at a highly competitive price.

Ready for modernisation, it’s the perfect chance for buyers to create a home tailored to their own taste and style.

Behind its traditional brick-and-slate exterior, the property features a cosy lounge, kitchen/diner, lobby with storage and a ground-floor bathroom.

Upstairs, two bedrooms provide comfortable accommodation.

Outside, the property benefits from a yard and a right of way through the neighbouring yards of 1 and 3 Wood Street.

Location is everything – and this one is exceptional. You’ll be just a stone’s throw from the award-winning Congleton Park, a truly stunning green space boasting vibrant floral displays, sweeping lawns, a children’s play area, expansive playing fields, historic features, a charming bandstand, bowling green and the much-loved pavilion café.

A brilliant opportunity for first-time buyers, renovators or investors looking to add value in a sought-after setting.



The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Hardwood front door.

LOUNGE 12' 0" x 12' 0" (3.65m x 3.65m): PVCu double glazed window. Living flame gas fire set in fireplace. 13 Amp power points. Door to:

KITCHEN 12' 0" x 8' 6" (3.65m x 2.59m): Range of base and eye level units with marble effect laminated surfaces. Single drainer stainless steel sink. Space and plumbing for washing machine. Space for cooker. 13 Amp power points. Stairs. Door to:

REAR LOBBY : Door to outside. Cupboard and door to bathroom.

BATHROOM 5' 11" x 5' 7" (1.80m x 1.70m): Opaque window. Green coloured suite comprising: low level W.C., pedestal wash hand basin with mixer shower tap and tiled walls.

First Floor : Small landing with doors to:

BEDROOM 1 FRONT 12' 1" x 12' 0" (3.68m x 3.65m): Single power point. Gas wall heater.

BEDROOM 2 REAR 8' 7" x 7' 4" (2.61m x 2.23m) 9'2" max into wardrobe : Fitted wardrobes. Cupboard over stairs. Single power point. Mains multi point gas hot water boiler.

Outside :

REAR : Flagged yard.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council



TAX BAND: A

DIRECTIONS: SATNAV CW12 1JF

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Energy performance certificate (EPC)

5 Wood Street CONGLETON CW12 1JF

Energy rating: F

Valid until: 13 January 2036

Certificate number: 0058-3209-2056-6204

Property type: Mid-terrace house

Total floor area: 52 square metres

Rules on letting this property

1

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](#) (also view [how to calculate the energy performance certificate](#)). Properties can be let if they have an energy rating from A to E. You could make changes to [improve the 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](#)

