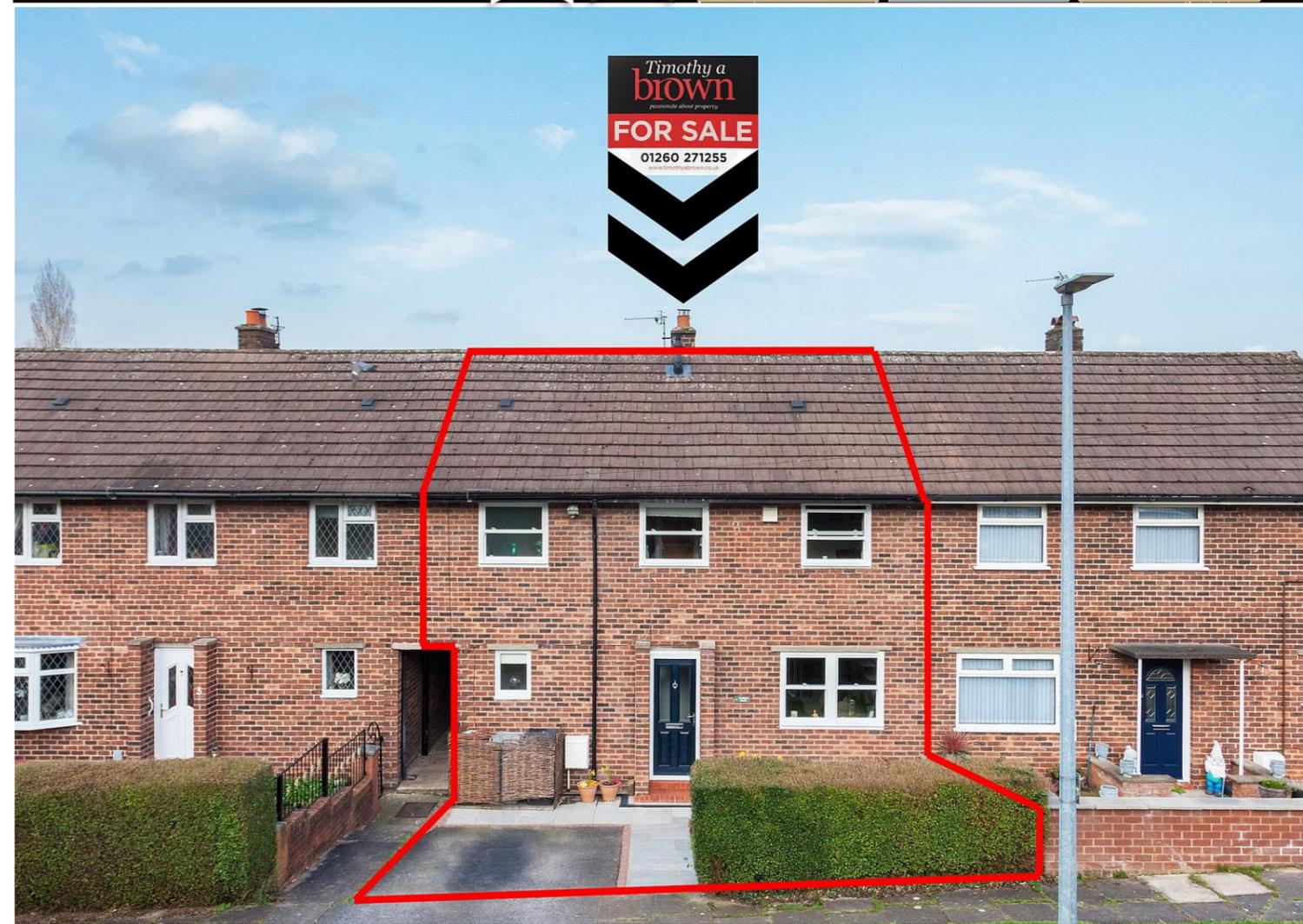
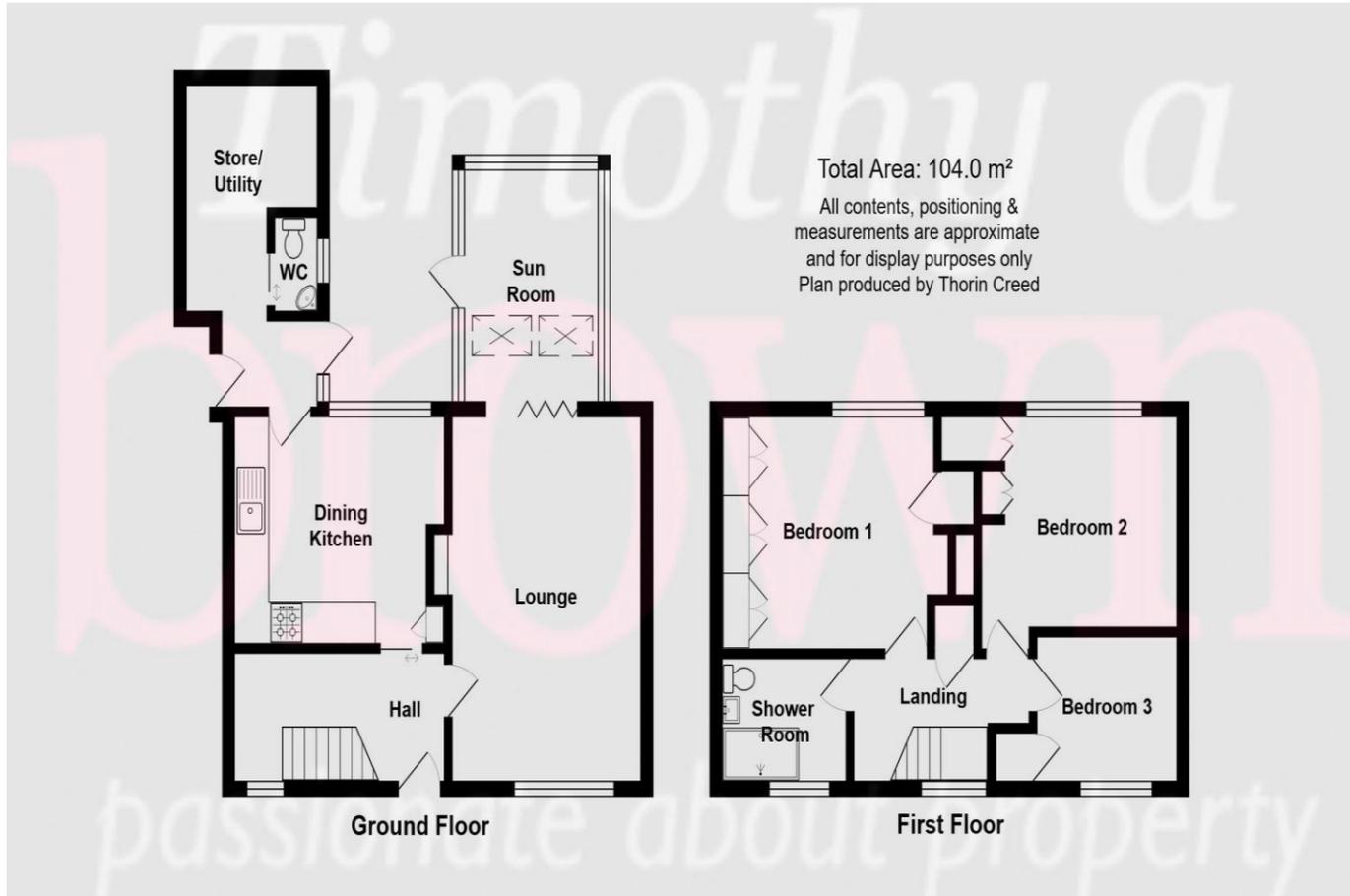


Timothy a brown



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

2 Windsor Place
Congleton, Cheshire CW12 3ET

Selling Price: £300,000

- IMMACULATELY PRESENTED AND EXTENDED HOME
- UNIQUE SCANDINAVIAN GRILLKOTA HUT – ALL WEATHER BBQ & ENTERTAINING SPACE
- STYLISH LOUNGE WITH WOOD BURNING STOVE & REAR SUN ROOM
- QUALITY FITTED DINING KITCHEN, PLUS UTILITY & W.C.
- THREE WELL PROPORTIONED BEDROOMS WITH EXCELLENT STORAGE
- MODERN CONVERTED SHOWER ROOM
- FRONT GARDEN WITH DRIVEWAY PARKING & LOW-MAINTENANCE REAR GARDEN
- SOUGHT-AFTER LOCATION OFF PRESTIGIOUS PARK LANE

Immaculately presented and thoughtfully extended, this exceptional home features a stunning rear sun room and a unique Scandinavian **Grillkota Hut**—a charming timber lodge centred around a fire pit, ideal for year-round entertaining, dining, and socialising.

Located just off the prestigious Park Lane, the property benefits from PVCu double glazing and gas-fired central heating. The exterior has also been **recently re-pointed**, further enhancing its kerb appeal.

The well-appointed interior includes an entrance hall, a stylish lounge with **wood-burning stove**, a bright sun room, a high-quality fitted dining kitchen, utility room, and guest W.C.

To the first floor, the landing leads to three generous bedrooms, all with excellent storage, along with a modern shower room that has been tastefully converted from the original bathroom.

Perfectly positioned in a highly sought-after area, the home is just a short walk from Congleton town centre and High Town, offering convenient access to the train station, shops, pubs, and amenities.

Externally, the property features a pleasant front garden with driveway parking, while the rear boasts a low-maintenance garden enhanced by

the impressive Grillkota—an exceptional entertaining space that truly sets this home apart.

A viewing is highly recommended—this outstanding property is sure to impress.

Book your appointment today.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : PVCu double glazed window. Radiator. Stairs. Doors to kitchen and lounge.

LOUNGE 17' 6" x 11' 4" (5.33m x 3.45m): PVCu double glazed window to front aspect. Radiator. Cast iron wood burning stove with granite hearth. Bi-folding doors to:

SUN ROOM 10' 2" x 8' 0" (3.10m x 2.44m): Insulated roof with velux roof lights. PVCu double glazed windows and door to outside. Radiator.

KITCHEN/DINER 12' 10" x 11' 0" (3.91m x 3.35m): PVCu double glazed window. Quality fitted base and eye level units with granite working surfaces. Tiled splashbacks. Inset one and a half bowl sink with mixer tap. Bosch appliances comprising gas hob, double split level oven, extractor hood and dishwasher. Under unit lighting. Low voltage downlighters. Door to lobby with doors to either side of house. Access to utility/store.

CLOAKROOM/W.C. : PVCu double glazed opaque window. W.C. Wash hand basin.

UTILITY/STORE : Space and plumbing for washing machine. Tiled floor. Door to:

First Floor :

LANDING : PVCu double glazed window. Access to roof space. Original stripped doors to all rooms. Door to cupboard housing Worcester gas central heating boiler.

BEDROOM 1 SIDE 12' 9" x 11' 3" (3.88m x 3.43m): PVCu double glazed window to side aspect. Radiator. Door to fitted cupboard. Full length fitted wardrobes. Original tiled fitted fireplace.

BEDROOM 2 REAR 11' 9" x 10' 1" (3.58m x 3.07m) plus wardrobe space: PVCu double glazed window to rear aspect. Radiator. Fitted wardrobes to chimney recess.

BEDROOM 3 FRONT 8' 9" x 7' 2" (2.66m x 2.18m): PVCu double glazed window. Radiator. Door to fitted cupboards.

SHOWER ROOM : PVCu double glazed opaque window. Low voltage downlighters to ceiling. White suite comprising concealed cistern W.C., wash hand basin with mixer tap and double sized shower enclosure. Fully tiled walls and floor. Chrome central heated towel rail/radiator.

Outside :

FRONT : Lawn and flagged frontage with low level privet hedge and tarmac driveway providing parking for one car.

SIDE : Shared path leading to rear door.

REAR : Fully enclosed by fence panels with rear access gate. The garden has a timber decked terrace. Outside tap and light. The garden leads down to flagged areas with river stone chipping areas and borders. The quality shed maybe available by separate negotiation.

GRILLKOTA HUT : A small Scandinavian hut with seating focused around a fire pit traditionally used by nomadic sami reindeer herders. The modern day take on a Grillkota is a barbecue cabin or BBQ Lodge for socialising and entertaining. They provide an all-weather BBQ cooking area which is also large enough for eating and socialising in.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV: CW12 3ET

Find an energy certificate (f) English | Cymraeg

Energy performance certificate (EPC)

| | | |
|--|---------------------------|---|
| 2 Windsor Place CONGLETON CW12 3ET | Energy rating C | Valid until: 6 March 2036 |
| | | Certificate number: 6036-3827-1500-0485-9206 |

Property type Mid-terrace house
Total floor area 93 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/minimum-energy-efficiency-standards-for-private-rented-property) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-private-rented-property>).

Energy rating and score

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

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

