



Total area: approx. 112.5 sq. metres (1210.6 sq. feet)
We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration only. The measurements, contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using PlanUp.

Energy performance certificate (EPC)



Property type
Semi-detached house
Total floor area
82 square metres

Rules on letting this property
Properties can be let only 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 [out more on the conditions and exemptions that have an effect on the energy rating of a property](#).
Energy efficiency rating for this property
This property's current energy rating is E. It has the potential to be C.
[See how to improve this property's energy efficiency.](#)

[View this property's energy performance certificate \(EPC\) on the EPC Register.](#)

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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Selling Price: Offers in the Region Of £235,000

- NO CHAIN
- PERIOD 3 BEDROOM SEMI DETACHED PROPERTY
- LARGE REAR GARDEN OVERLOOKING THE RIVER DANE
- DRIVEWAY PROVIDING PARKING FOR SEVERAL CARS
- SINGLE GARAGE
- GAS CENTRAL HEATING
- 25FT 4IN LOUNGE/DINER, CONSERVATORY/GARDEN ROOM & KITCHEN

NO CHAIN

A period semi detached with a large terraced rear garden with patio and lawns, overlooking the River Dane and Congleton Park beyond. This home has been in the same family for many years and allows a purchaser to invest in an attractive home, with pleasant features and having a large single garage to the side which is rarely found with a property of this age and style.

The property has partial PVCu double glazing, gas fired central heating and is within walking distance of all amenities including the town centre.

The property is approached by double wrought iron vehicular access gates to the front driveway terminating at the garage with slate chipping landscape to the side of the drive. The garage has useful vehicle access doors to the front and rear and can be described as a good size garage.

The front coloured leaded light PVCu double glazed door leads to a traditional hall with period tiled floor, coving and stairs to the first floor. A door leads to the bay windowed through lounge/dining room, with door to

fitted kitchen. Beyond the kitchen is a garden room conservatory.

At first floor level the landing allows access to three bedrooms and shower room. If you seek a non estate home to "put your own stamp" on a property then this is the home for you.

Call us now to view!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed leaded light door to:

HALL : Coving to ceiling. Attractive original tile floor. Bell chimes. Door to lounge. Stairs to first floor.

LOUNGE DINER 25' 4" x 11' 6" (7.72m x 3.50m) max into bay: Box bay double glazed window to front aspect. Gas fire set in fireplace. Chimney breast meter cupboard. 13 Amp power points. Double panel central heating radiator with thermostat. Television aerial point. Door to kitchen.

KITCHEN 11' 8" x 8' 5" (3.55m x 2.56m): Two windows to side aspect. Sliding patio windows to conservatory/garden room. Door to understairs pantry/storage. Fitted with a range of ash coloured units with roll top laminate surfaces. Inset single drainer stainless steel sink unit with mixer tap. Space for slot in cooker and fridge freezer. 13 Amp power points. Low wattage lights to ceiling.

CONSERVATORY/GARDEN ROOM 10' 0" x 8' 0" (3.05m x 2.44m): Brick lower level with timber framed windows and door. Single panel central heating radiator with thermostat. 13 Amp power points.

First Floor :

LANDING : One single power points. Doors to all rooms.

BEDROOM 1 FRONT 14' 7" x 10' 10" (4.44m x 3.30m): Two PVCu double glazed windows to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 12' 0" x 8' 0" (3.65m x 2.44m): Window to rear aspect. One single power point. Double panel central heating radiator. Double doors to chimney breast cupboard.

BEDROOM 3 REAR 8' 7" x 6' 9" (2.61m x 2.06m): Window to rear aspect. Single panel central heating radiator. Access to roof space.

SHOWER ROOM : Window to side aspect. Single panel central heating radiator with thermostat. Tiled walls. Blue suite comprising: low flush w.c., pedestal wash hand basin and tiled shower enclosure with Triton shower over.

Outside :

FRONT : Enclosed by wrought iron railings to driveway providing parking for two cars, terminating at the garage. Slate landscaped area to the side of the concrete driveway.

LARGE ATTACHED GARAGE 22' 10" x 10' 8" (6.95m x 3.25m)
Internal Measurements: Sliding vehicular access door to front. Large glazed Bi-folding doors to rear. 13 Amp power points. Space and plumbing for washing machine. Gas meter. Wall mounted Glow-worm gas central heating boiler with digital programmer. Strip light.

REAR : Large rear garden down to the River Dane, with patio area. Specimen trees and bushes. Central concrete path.

TENURE : Freehold (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: C

DIRECTIONS: From our office proceed along West Street continue along the one-way system into Antrobus Street and then left into Mill Street. Upon reaching the roundabout take the third exit off onto Mountbatten Way, straight across the traffic lights and at the next roundabout take the first exit into Moor Street which becomes Brook Street where number 14 will be found on the left hand side clearly identified with our For Sale board.

