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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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16 Albert Place
Havannah Street, Congleton, Cheshire CW12 2AJ

Selling Price: £175,000

- CHARMING MODERNISED TERRACED COTTAGE
- TWO RECEPTION ROOMS
- TASTEFUL KITCHEN & FIRST FLOOR BATHROOM
- TWO DOUBLE BEDROOMS
- AMAZING GARDEN TO REAR
- CONVENIENT LOCATION CLOSE TO TOWN & COUNTRY

This beautifully modernised two-bedroom cottage offers contemporary living throughout, featuring a newly refitted kitchen and bathroom.

Externally, the property benefits from a small gated forecourt to the front and a generously sized, enclosed rear garden.

The ground floor accommodation comprises a welcoming lounge and a dining room opening through to the modern kitchen.

To the first floor, there are two well-proportioned double bedrooms and a stylish family bathroom.

The location provides exceptional convenience. Nearby amenities include local shops and essential services, while the vibrant Congleton town centre—with its array of shops, bars, restaurants, pubs, and leisure facilities—is within walking distance.

In the opposite direction, tranquil canal towpaths lead towards the iconic Bosley Cloud, offering picturesque countryside walks.

The property sits within the catchment area for reputable local schools, including Buglawton Primary, Havannah Primary, and Eaton Bank Academy. A pleasant public house is a short stroll away, and excellent transport links are close at hand, with quick access to Macclesfield and Congleton railway station, which offers regular services to Manchester and Stoke-on-Trent.



Viewing is highly recommended to fully appreciate the quality and potential of this delightful home.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Front door to:

LOUNGE 13' 3" x 11' 1" (4.04m x 3.38m): Timber entrance door with window above. PVCu double glazed window. Gas fire with tiled hearth. Radiator. Timber flooring.

INNER HALLWAY/LOBBY : Door to dining room. Door to understairs storage.

DINING ROOM 13' 3" x 12' 0" (4.04m x 3.65m): PVCu double glazed window with views over the rear garden. Brick built fire place with tiled hearth and timber mantel. Radiator. Timber flooring. Door to staircase to first floor landing.

KITCHEN 9' 0" x 6' 6" (2.74m x 1.98m): Leading from the dining room. PVCu double glazed window and door to outside. Attractive timber effect range of wall, drawer and base units with granite effect roll top preparation surface that incorporates a stainless steel sink unit with mixer tap with drainer area. Fridge freezer. Space for electric oven. Space for an electric oven. Space and plumbing for washing machine. Space for dryer.

First Floor :

LANDING : Access to roof space. Radiator. Door to:

BEDROOM 1 FRONT 13' 4" x 11' 3" (4.06m x 3.43m): PVCu double glazed window. Radiator.

BEDROOM 2 REAR 12' 2" x 10' 2" (3.71m x 3.10m): PVCu double glazed window. Radiator.

BATHROOM 8' 5" x 6' 6" (2.56m x 1.98m): PVCu double glazed opaque rear window. Modern white suite comprising: large



panel bath with mixer shower tap and curtain over, low level W.C. and pedestal wash hand basin. Tiled flooring. Partly tiled walls. Heated chrome towel rail/radiator. Door to fitted cupboard with Ideal combi gas central heating boiler.

Outside :

FRONT : Pleasant slated area with flower pots.

REAR : Large garden with patio area beyond the initial yard. External brick built former W.C., now useful storage.

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 2AJ



Energy performance certificate (EPC)



Property type Mid-terrace house

Total floor area 77 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/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

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

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

