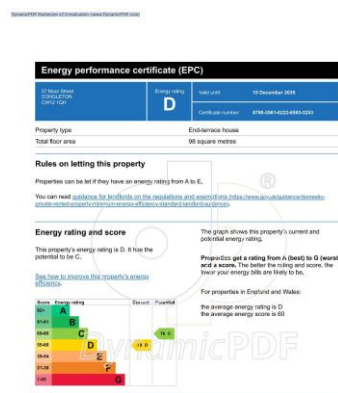
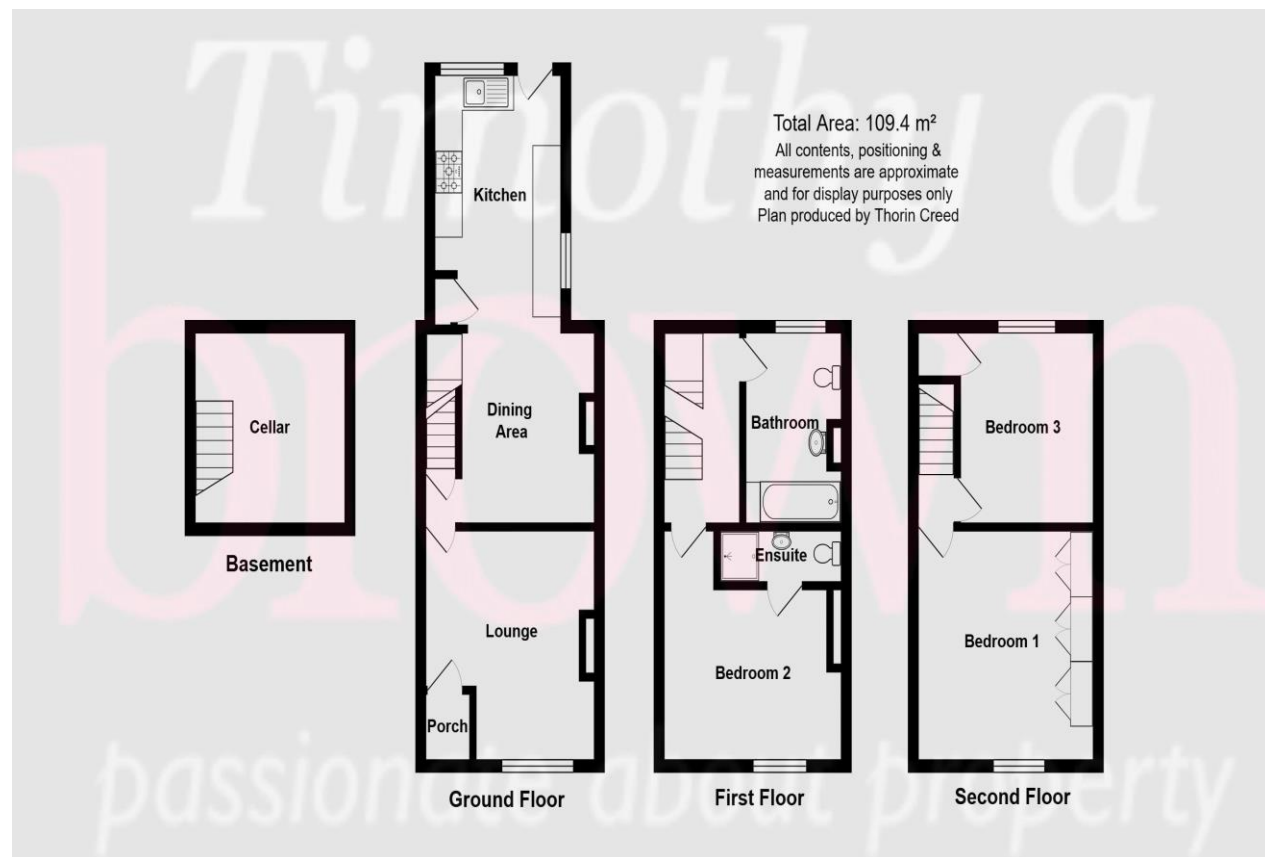


Timothy a brown



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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37 Moor Street
Congleton, Cheshire CW12 1QH

Selling Price: £220,000

- STYLISHLY RENOVATED THREE-STOREY END TOWNHOUSE
- UNIQUE OPEN-PLAN DINING KITCHEN
- COSY SITTING ROOM
- THREE DOUBLE BEDROOMS
- LUXURIOUS PERIOD-STYLE FAMILY BATHROOM AND EN SUITE
- VERSATILE VAULTED CELLAR
- ATTRACTIVE COURTYARD WALLED GARDEN
- PRIME LOCATION

A Truly Unique Home with Character, Style and a Surprise at Every Turn. This is no ordinary townhouse.

Lovingly cared for and full of personality, this striking three-storey end-terrace blends period charm with contemporary flair, creating a home that feels both distinctive and inviting.

Ideally located just moments from the award-winning Congleton Park, and within easy walking distance of the multi million pound leisure centre and town centre amenities, the property also enjoys the rare convenience of a public car park directly opposite.

Step through the solid front door and vestibule into a cosy sitting room, where fitted bookshelves and sleek grey laminate flooring set a warm and welcoming tone. Beyond, the home opens up to reveal a truly unexpected highlight: a stunning open-plan dining kitchen. Exposed beams, classic shaker-style units and an atmospheric brick inglenook make this space both dramatic and practical — perfect for everyday living and entertaining alike. Steps lead down to a vaulted cellar, offering excellent, easily accessible storage.

The first floor hosts one of the three bedrooms, complete with its own en-suite shower room, alongside a luxurious period-style family bathroom. The second floor provides two further



generous double bedrooms, one of which benefits from a range of fitted furniture.

Outside, the enclosed walled courtyard garden is a delightful retreat, featuring a York stone patio and a raised timber deck — ideal for relaxing or entertaining in privacy. With PVCu double glazing and gas central heating throughout, this thoughtfully renovated home offers style, comfort and individuality in equal measure.

Early viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : High security steel skinned panelled door to:

VESTIBULE :

LOUNGE 3.96m (13ft 0in) x 3.66m (12ft 0in) Maximum: PVCu double glazed window to front aspect. Coving to ceiling. Picture rail. Feature recessed fireplace. Fitted bookshelves and cupboard to one wall. 13 Amp power points. Television aerial point. Grey laminate floor.

OPEN PLAN KITCHEN/DINER 8.08m (26ft 6in) x 2.77m (9ft 1in) :

Kitchen Area 4.95m (16ft 3in) x 2.77m (9ft 1in) : PVCu double glazed windows to rear and side aspect. Exposed beams to ceiling. Range of hi-gloss eye level and base units in light grey having granite effect preparation surfaces over with black composite one and a half bowl sink unit inset. Space for duel fuel range cooker with extractor hood over and tiled to splashbacks. Space and plumbing for washing machine and slimline dishwasher. Space for tumble dryer. Space for fridge and freezer. Glazed tiles to splashbacks. 13 Amp power points. Double panel



central heating radiator. Ceramic tiled floor. Full length cupboard housing Glow-Worm combi boiler. Timber panelled and glazed door to rear courtyard.

Dining Area 3.3m (10ft 10in) x 2.64m (8ft 8in) To alcove: Exposed brick Inglenook with space for cast iron stove inset (stove not included in sale). 13 Amp power points. Ceramic tiled floor. Stairs to first floor. Door with steps down to:

CELLAR 3.3m (10ft 10in) x 2.77m (9ft 1in) : Vaulted ceiling. Light.

First floor :

LANDING : 13 Amp power points. Low voltage downlighters inset. Stairs to second floor.

BEDROOM 2 FRONT 3.48m (11ft 5in) x 3m (9ft 10in) Plus door recess: PVCu double glazed window to front aspect. Original cast iron radiator. 13 Amp power points. Feature polished cast iron fireplace.

EN SUITE SHOWER ROOM 8' 8" x 2' 10" (2.64m x 0.86m): White suite comprising: low level W.C., wash hand basin and separate enclosed shower cubicle housing Triton electric shower. Extractor fan. Fully glazed tiled walls. Slate effect tiled floor.

BATHROOM 10' 9" x 6' 2" (3.27m x 1.88m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: Low level w.c., pedestal wash hand basin and spa bath with mains fed shower over. White matt finished Briquette tiles to splashbacks. Chrome centrally heated towel radiator. Ceramic tiled floor.

Second Floor :

BEDROOM 1 FRONT 4.01m (13ft 2in) x 3m (9ft 10in) to wardrobes: PVCu double glazed window to front aspect. Extensive range of fitted bedroom furniture of wardrobes and drawers to one wall and dressing table with drawers. Double panel central heating radiator. 13 Amp power points.



BEDROOM 3 REAR 3.35m (11ft 0in) x 2.77m (9ft 1in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Overstairs store cupboard.

Outside :

REAR : A pretty courtyard garden with a York laid stone patio and further timber decked terrace. Brick built outside store. Gated access to rear passage which leads to shared guinnel onto Moor Street.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV CW12 1QH

