



Energy performance certificate (EPC)

23, Doreen Avenue CONGLETON CW12 3JE	Energy rating D	Valid until: 1 November 2028
		Certificate number: 9067-2810-7104-9178-8341

Property type	Semi-detached house
Total floor area	66 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B.

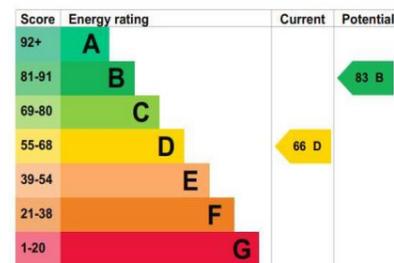
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



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



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

23 Doreen Avenue,
Congleton, Cheshire CW12 3JE

Selling Price: £259,950

- FULL REWIRE & GAS COMBI BOILER INSTALLED IN 2019
- NEW COMPOSITE FRONT DOOR
- MODERN KITCHEN & BATHROOM
- TWO BEDROOMS
- POTENTIAL LOFT CONVERSION
- DRIVEWAY & ENCLOSED GARDENS
- QUIET CUL-DE-SAC LOCATION
- PRIME MOSSLEY POSITION

FOR SALE BY PRIVATE TREATY (Subject to contract)

A BEAUTIFULLY UPDATED PERIOD HOME IN PRIME MOSSLEY.

Set in a quiet Mossley cul-de-sac, this stunning two-bedroom semi-detached home has been transformed with a **full rewire & gas combi boiler installed in 2019**, modern kitchen and bathroom, and a **new composite front door**, creating a stylish and ready-to-move-into home.

The bay-fronted lounge offers real character, centred around a striking **exposed brick Inglenook fireplace** with oak mantel — the perfect focal point for cosy evenings. To the rear, the modern breakfast kitchen delivers sleek contemporary design, integrated appliances and direct access to the garden.

Upstairs, two bedrooms are complemented by a luxurious bathroom finished in modern grey tones. A major bonus is the **fully boarded loft**, accessed via retractable ladder, offering superb potential for conversion into an office, hobby room or even a third bedroom.

Outside, the property features a **recently re-tarmacked driveway** and a private, enclosed rear garden with stone terrace, lawn and additional stone patio — ideal for outdoor dining and relaxation.

Positioned within walking distance of Mossley C of E Primary School, Congleton railway station, local shops and the popular Wonky Pear micro-bar, this home combines convenience, charm and

contemporary comfort in one of Congleton's most desirable locations.

A beautifully finished home with exciting future potential. Early viewing is strongly recommended.

The accommodation briefly comprises:
(all dimensions are approximate)

PITCHED CANOPY STORM PORCH :

SIDE ENTRANCE : New composite entrance door with glazed centre panel.

HALL : Grey oak effect floor. Stairs to first floor.

LOUNGE 14' 5" x 13' 6" (4.39m x 4.11m): PVCu double glazed bay window to front aspect. Low voltage downlighters inset. Picture rail. Double panel central heating radiator. 13 Amp power points. Ethernet point. Television aerial point. BT telephone point (subject to BT approval). Exposed brick Inglenook fireplace with oak mantel over, having stone flag hearth and recess for solid fuel stove. Grey oak effect floor. Deep recessed understairs store cupboard.

BREAKFAST KITCHEN 13' 4" x 9' 8" (4.06m x 2.94m): PVCu double glazed windows to dual aspects. Low voltage downlighters inset. Extensive range of modern matt finished eye level and base units in light grey with walnut effect preparation surfaces over with stainless steel single drainer sink unit inset. Built in Bosch 4 ring induction hob with sleek stainless steel extractor canopy hood over. Built in split level electric fan assisted oven/grill. Integrated fridge and freezer. Integrated slimline dishwasher. Cupboard housing space and plumbing for washing machine. Single panel central heating radiator. 13 Amp power points. Bevel edge glazed tiles to splashbacks.

Cupboard housing electric meter. Grey oak effect flooring. Composite double glazed door to rear garden.

First Floor :

LANDING : Stairs to ground floor with pine hand rail.

BEDROOM 1 FRONT 13' 7" x 12' 1" (4.14m x 3.68m): Low voltage downlighters inset. PVCu double glazed window to front aspect. Picture rail. Double panel central heating radiator. 13 Amp power points. Ethernet point. Access to roof space via a retractable wooden ladder.

Roof Space 17' 4" x 14' 1" (5.28m x 4.29m): Fully boarded with light. Wall mounted Ideal gas combination boiler.

BEDROOM 2 REAR 9' 9" x 7' 6" (2.97m x 2.28m): Low voltage downlighters inset. PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Recessed area, ideal for built in wardrobe.

BATHROOM 6' 10" x 5' 6" (2.08m x 1.68m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. Bespoke fitted bathroom with crisp white suite comprising: low level w.c. with concealed cistern and ceramic wash hand basin with cupboard beneath and chrome mixer tap. Contoured panelled bath with glass screen and mains fed shower over. Anthracite grey centrally heated towel radiator. Grey marbled tiles to walls. Extractor fan. Grey tiled floor.

Outside :

FRONT : Recently re-tarmacked driveway providing off road parking. A narrow driveway leads to the rear.

REAR : Macclesfield stone paved terrace with lawns beyond and a further stone patio area at the rear of the garden, enclosed by timber fence panels.

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: B

DIRECTIONS: SATNAV CW12 3JE

