

Measurements are approximate. Not to scale. For illustrative purposes only.

**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.

Energy performance certificate (EPC)			
56, Holmes Chapel Road CONGLETON CW12 4NG	Energy rating <b>C</b>	Valid until: 13 August 2030	Certificate number: 9528-2095-6216-7090-3290

Property type: Mid-terrace house

Total floor area: 56 square metres

#### Rules on letting this property

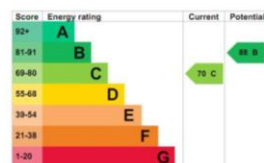
Properties can be let if they have an energy rating from A to E.

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 current energy rating is C. 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



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# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

**56 Holmes Chapel Road**  
Congleton, Cheshire CW12 4NG

**Selling Price: £140,000**

- SPACIOUS & UPDATED 2 BEDROOM MID TERRACE HOME
- LONG LAWNED GARDEN TO REAR, APPROX 75FT IN LENGTH
- TWO RECEPTION ROOMS
- MODERN SHOWER ROOM
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- SOUGHT AFTER AREA OF WEST HEATH
- NO CHAIN



\*\*\* NO CHAIN\*\*\* A DECEPTIVELY SPACIOUS AND UPDATED TWO BEDROOM MID TERRACE WITH A LONG LAWNED GARDEN TO THE REAR.

Dining room, sitting room, kitchen. Two bedrooms and modern shower room. LONG LAWNED GARDEN EXTENDING TO APPROXIMATELY 75ft in length. Modern PVCu double glazed windows and gas central heating.

On entering, the cosy living room with feature fireplace, leads into the dining room which enjoys an aspect to the rear. The modern fitted kitchen overlooks the rear courtyard too. The first floor landing provides access to the two DOUBLE bedrooms, with the shower room fitted with a crisp white suite. Outside and to the rear is a good sized paved courtyard and beyond are huge lawned gardens which extend to a massive 75ft in length.

Congleton boasts excellent transport links to the North West. Holmes Chapel Road is only a 10 minute drive away from junction 17 of the M6 motorway, the North West’s primary arterial route, providing easy access to the surrounding areas, towns and cities. Manchester International Airport is only 17 miles away, and the property also lies within only a 10 minute drive from Holmes Chapel train station which is on the main commuter line between Manchester Piccadilly and Crewe, with Intercity links to London Euston.



Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. Astbury Mere Country Park is ideal for exploring the local countryside. Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

Situated in the sought after area of West Heath, set on the fringe of Cheshire's countryside, and is excellently sited on the western border within walking distance to excellent schools such as Congleton High School, Black Firs and Quinta Primary Schools as is the West Heath shopping precinct. The local area is particularly renowned for equestrian facilities with Somerford Park just a short distance away.

The area was further enhanced with the completion of the new Congleton link road which joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).



The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Wood grain effect PVCu double glazed door to:

LIVING ROOM 11' 5" x 10' 1" (3.48m x 3.07m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Feature fireplace.

INNER HALL : Stairs to first floor.

DINING ROOM 11' 4" x 10' 8" (3.45m x 3.25m): PVCu double glazed window to rear aspect. Double panel central heating radiator. Door to understairs storage cupboard. 13 Amp power points.

KITCHEN 7' 10" x 6' 1" (2.39m x 1.85m): PVCu double glazed window to rear aspect. Fitted with a range of wall, drawer and base units in hi-gloss white with a roll top granite style preparation surface incorporating a stainless steel sink unit with mixer tap. Tiled to splashbacks. Space and plumbing for washing machine. Space for slot in cooker with stainless steel extractor canopy over. Wall mounted Main combination boiler. Wood grain effect PVCu double glazed door to rear. 13 Amp power points.

First Floor :

LANDING :

BEDROOM 1 FRONT 11' 5" x 10' 2" (3.48m x 3.10m) to recess: PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 4" x 7' 1" (3.45m x 2.16m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.



SHOWER ROOM : Low voltage downlighters inset. Modern white three piece suite comprising: low level w.c., pedestal wash hand basin and an enclosed shower unit housing a mains fed shower with glass door and full height tiling. Chrome centrally heated towel radiator.

Outside :

FRONT : Forecourt area.

REAR : Adjacent to the rear of the property is an enclosed courtyard laid with Victorian pavements and small brick built store. Gated access leads to a rear passage with right of way to front on to Holmes Chapel Road and beyond which is a long lawned garden extending to approximately 75ft in length.

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: A

DIRECTIONS: SATNAV CW12 4NG

