



### Energy performance certificate (EPC)

27, Brook Street CONGLETON CW12 1RD	Energy rating <b>C</b>	Valid until: 24 February 2029
Certificate number: 2778-3098-7222-6821-9960		

Property type: Mid-terrace house  
Total floor area: 58 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>).

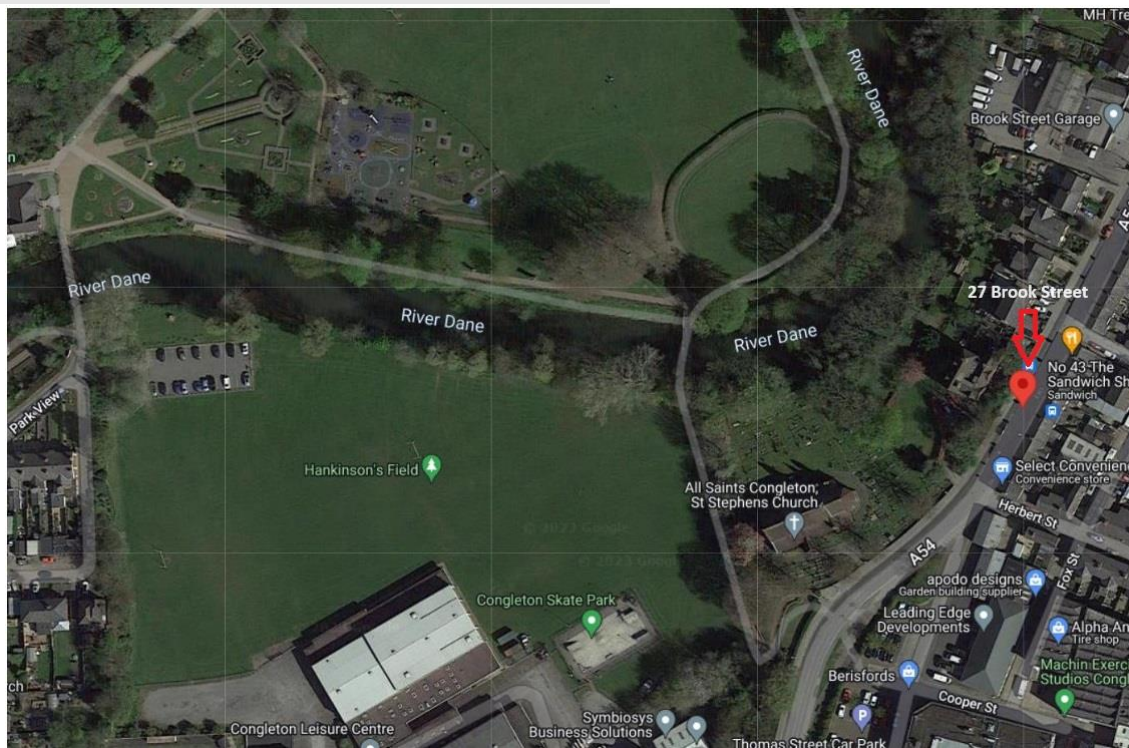
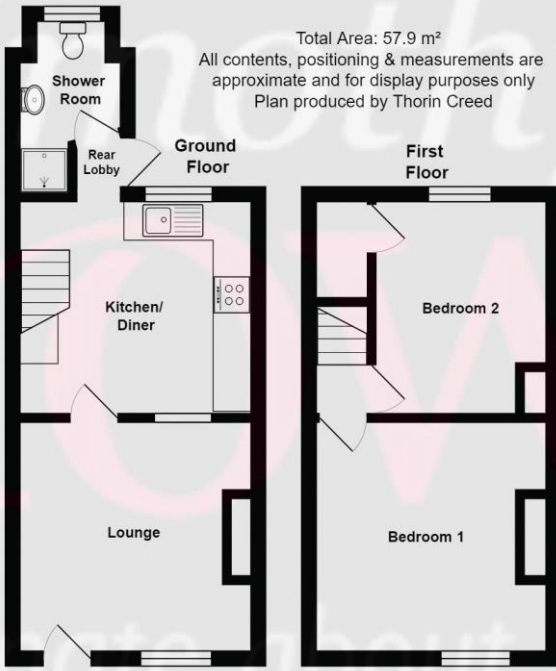
**Energy rating and score**  
This property's energy rating is C. It has the potential to be B.  
[See how to improve this property's energy efficiency.](#)

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	68 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		



**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](mailto: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

**27 Brook Street**  
Congleton, Cheshire CW12 1RD

**Selling Price: Offers in the Region Of £140,000**

- WELL PRESENTED MID TERRACE COTTAGE
- NEW CARPETS & DECORATION
- TWO DOUBLE BEDROOMS
- PVCU DOUBLE GLAZING
- GAS CENTRAL HEATING
- REAR YARD
- CLOSE TO TOWN CENTRE & CONGLETON PARK
- NO ONWARD CHAIN

\*\*\*NO UPWARD CHAIN\*\*\*

\*\*\*WATCH OUR ONLINE PROPERTY TOUR\*\*\*

A MUCH IMPROVED LARGER THAN AVERAGE TERRACE COTTAGE WITH A DISTINCT ADVANTAGE OF A LOVELY PRIVATE SECURE, INDIAN STONE PAVED REAR COURTYARD. JUST READY AND WAITING TO BE MOVED INTO! LOCATED WITHIN AN EVER POPULAR AND WELL ESTABLISHED AREA OF CONGLETON. INSIDE YOU WILL FIND FANTASTIC LIVING SPACE, A SMART MODERN BATHROOM AND A SPACIOUS BREAKFAST KITCHEN WITH THE ADVANTAGE OF TWO DOUBLE SIZE BEDROOMS.

A STONE'S THROW FROM CONGLETON PARK AND THE RECENTLY COMPLETED MULTI-MILLION POUND 'STATE OF THE ART' LEISURE CENTRE, IN ADDITION THE NEWLY OPENED LINK ROAD OFFERING QUICK ACCESS TO SURROUNDING AREAS.

This lovely characterful home with NEW CARPETS and FRESH DECORATION is complete with full gas central heating via a modern Ideal Esprit combi boiler, and full PVCu double glazing to include both the front and rear doors.

The front entrance opens into the spacious lounge with feature fireplace. Beyond is the well-equipped breakfast kitchen, enjoying a rear

courtyard aspect, and completing the ground floor is the smart shower room.

The first floor offers the two double bedrooms, both of equal generous proportions.

Outside is a very private Indian stone paved sitting out terrace and a useful timber workshop which has been modified to a sauna.

This wonderful home could suit a wide range of buyers from first timers, downsizers, and savvy buy to let investors. Offered for sale with no onward chain.

Unrestricted on street parking is also found immediately to the front on Brook Street, plus within a 100 yards is a further municipal car park which offers FREE PARKING.

A great characterful home, positioned in such a practical locality, with an array of conveniences laid out on its doorstep, as it's only few minutes' walk of the town centre with its ever increasing selection of shops, bars and restaurants as well as being only a short walk to the "award winning" Congleton Park. A majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern.

Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE :** Brown timber effect PVCu door to:

**LOUNGE 12' 3" x 11' 10" (3.73m x 3.60m):** PVCu double glazed window to front aspect with fitted blind. Television aerial point. 13 Amp power points. Single panel central heating radiator. Feature marble effect fireplace with electric coal effect fire inset. Meter cupboards. Oak effect floor. Door to:

**DINING KITCHEN 12' 4" x 11' 0" (3.76m x 3.35m):** PVCu double glazed window to rear aspect with fitted blind. Fitted with a range of cream coloured matching base and eye level units with wood effect roll edge surfaces. Inset one and a half bowl single drainer sink with mixer tap. Space and plumbing for washing machine. Space for cooker. 13 Amp power points. Single panel central heating radiator with thermostat. Tiled floor. Television aerial point. BT telephone point (subject to BT approval). Opening to rear lobby.

**REAR LOBBY :** PVCu double glazed door to outside. Door to shower room.

**SHOWER ROOM :** Opaque PVCu double glazed window to rear aspect. White suite comprising: low flush w.c., pedestal wash hand basin and shower enclosure housing a mains fed shower. Shaver point. Chrome heated towel radiator. Fully tiled walls and floor.

**First Floor :**

**LANDING :** 13 Amp power points. Doors to:

**BEDROOM 1 FRONT 12' 3" x 11' 10" (3.73m x 3.60m):** PVCu double glazed window to front aspect with fitted blind. Single

panel central heating radiator with thermostat. 13 Amp power points.

**BEDROOM 2 REAR 11' 0" x 9' 4" (3.35m x 2.84m):** PVCu double glazed window to rear aspect with fitted blind. Single panel central heating radiator with thermostat. 13 Amp power points. Door to large storage cupboard with Ideal Esprit combination gas central heating boiler.

**Outside :**

**FRONT :** Pavement on street parking.

**REAR :** Enclosed private rear courtyard. Substantial garden shed. Cold water tap. Gated access over adjoining gunnel laid with Indian stone.

**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 Council

**TAX BAND:** A

**DIRECTIONS:** SATNAV CW12 1RD

