



3 Davenport Street
Congleton, Cheshire CW12 4DU

Selling Price: £135,000

- TWO BEDROOM TERRACE PROPERTY
- LOUNGE. DINING KITCHEN. UTILITY
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- WOULD BENEFIT FROM UPDATING & REMODELLING
- UNRESTRICTED STREET PARKING
- CLOSE TO TOWN CENTRE
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

****NO ONWARD CHAIN****

A perfectly liveable and serviceable mid terrace property, which would benefit from updating and remodelling. It has gas central heating, and all windows are PVCu double glazed.

People love Davenport Street with its wide road, unrestricted parking and characterful terraces, being within walking distance of the town centre and all the amenities on offer as well as Tesco and Congleton Retail Park and is also fantastically located for the ever-popular Astbury Mere Country Park. A wonderful community spirited place for walkers, runners, with water-based activities available at the shore side outdoor pursuits centre.

The internal accommodation comprises lounge, dining kitchen, utility, two good sized bedrooms and bathroom. Enclosed rear yard.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration.

With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links: Immediate access to A34 and the Congleton Link

Road, provides convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. Congleton is a 15 minute drive 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 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. The major regional rail hub of Crewe is less than 12 miles by swift main roads. Congleton's own railway station is 2 miles away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

LOUNGE 12' 0" x 10' 11" (3.65m x 3.32m): PVCu double glazed window to front aspect. Exposed beams to ceiling. Colonial style gas fire with back boiler. 13 Amp power points. Oak effect floor.

DINING KITCHEN 8' 10" extending to 11' 10" x 12' 2" (2.69m x 3.71m): PVCu double glazed window to rear aspect. Range of modern light oak effect eye level and base units with granite effect preparation surfaces over, with stainless steel single drainer sink unit inset. Built in stainless steel 4 ring gas hob with stainless steel extractor hood over and gas double oven below. Integral fridge & freezer, and dishwasher. Double panel central heating radiator. Under stairs store cupboard.

REAR PORCH : Double panel central heating radiator. Stairs to first floor. PVCu double glazed door to outside rear.

UTILITY 6' 1" x 5' 6" (1.85m x 1.68m): PVCu double glazed window to rear aspect. Stainless steel single drainer sink unit inset with space and plumbing for washing machine beneath. Double panel central heating radiator. 13 Amp power points.



First Floor :

LANDING : Galleried landing. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 11' 0" x 10' 0" (3.35m x 3.05m) to alcove and wardrobes: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Range of fitted wardrobes.

BEDROOM 2 REAR 12' 4" x 6' 0" (3.76m x 1.83m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Access to roof space.

BATHROOM 9' 6" x 6' 1" (2.89m x 1.85m): PVCu double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and corner panelled bath with electric shower over and glass shower screen. Chrome centrally heated towel radiator. Tiled to splashbacks. Tiled floor.

Outside :

REAR : Enclosed rear courtyard. Gated access to ginnel leading onto Henrietta Street.

TENURE : Freehold (subject to solicitor's 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 4DU

Energy performance certificate (EPC)		
3 Davenport Street CONGLETON CW12 4DU	Energy rating E	Valid until: 21 February 2034 Certificate number: 3134-5222-4300-0082-5226

Property type	Mid-terrace house
Total floor area	64 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 E. It has the potential to be B.

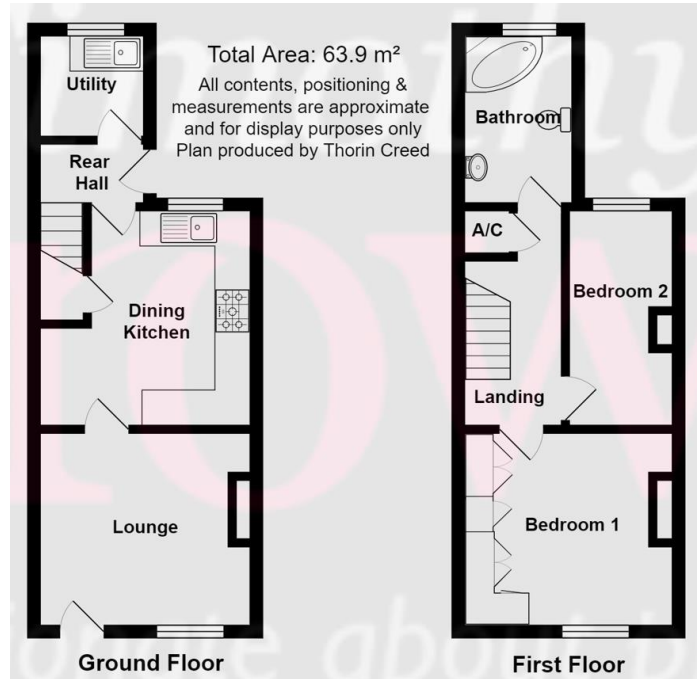
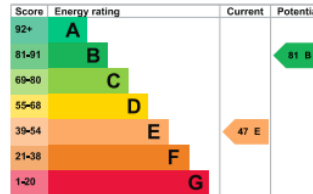
[See how to improve this property's energy efficiency.](#)

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.

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