

Total area: approx. 64.6 sq. metres (695.1 sq. feet)  
Please do not scale.

We accept no responsibility for any mistake or inaccuracy contained within the floorplan. The floorplan is provided as a guide only and should be taken as an illustration. The contents and positioning are approximations only and provided as a guidance tool and not an exact replication of the property. Plan produced using The Mobile Agent.

**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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**33 Thames Close**  
Congleton, Cheshire CW12 3RL

**Selling Price: £220,000**

- ATTRACTIVE SEMI DETACHED HOME
- THREE BEDROOMS
- NEWLY FITTED KITCHEN
- NEW COMBINATION BOILER
- PVCu DOUBLE GLAZED WINDOWS & GAS CENTRAL HEATING
- GARDENS AND DRIVEWAY
- POPULAR RESIDENTIAL AREA CLOSE TO TOWN CENTRE

## FOR SALE BY PRIVATE TREATY (Subject to contract)

EARLY VIEWING ADVISED. PRICED TO SELL!

IN AN AREA OF CONSTANT DEMAND, this THREE BEDROOM semi-detached property, sits on an elevated position, and benefits from a NEW COMBINATION BOILER and BRAND NEW FITTED KITCHEN.

Entrance vestibule. Lounge. Dining kitchen. TWO DOUBLE and one single bedroom. Bathroom. Gas central heating. PVCu double glazing. Private driveway parking. Gardens with patio and lawns.

Positioned on the respected and mature Jones Homes development, within easy walking distance of Congleton railway station, providing frequent expresses to Manchester and London.

The town centre is only a 15 minute walk away, with the 'award winning' Congleton Park and leisure centre also close by.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

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

**FRONT ENTRANCE:** PVCu double glazed door to:

**PORCH:** PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. BT telephone point (subject to BT approval). Newly laid hardwood flooring. 13 Amp power points. Timber glazed panels to:

**LOUNGE 15' 7" x 14' 3" (4.75m x 4.34m):** PVCu double glazed bay window to front and PVCu double glazed window to side aspect. Coving to ceiling. Double panel central heating radiator. Feature electric fireplace set on marble hearth having wooden surround. Hardwood flooring. BT telephone point (subject to BT approval). 13 Amp power points. Stairs to first floor with understairs storage area. Door to:

**DINING KITCHEN 4.34m (14ft 3in) x 2.62m (8ft 7in) :** Two PVC double glazed windows to rear aspect. Coving to ceiling. Newly fitted kitchen comprising a range of base level units, integrated electric fan oven, 4-ring hob with extractor hood over. Integrated dishwasher. Integrated washing machine. Inset sink with mixer tap. Tiled to splashbacks. Tiled flooring. Newly fitted vertical radiator. Door to storage cupboard. PVCu double glazed door to garden. 13 Amp power points.

**First floor :**

**LANDING :** PVCu double glazed window to side aspect. Coving to ceiling. 13 Amp power points. Access via ladder to boarded roof space with light. Doors to principal rooms.

**BEDROOM 1 FRONT 4.19m (13ft 9in) x 2.46m (8ft 1in) :** PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. BT telephone

point (subject to BT approval). 13 Amp power points. Wood effect laminate flooring.

**BEDROOM 2 REAR 3m (9ft 10in) x 2.46m (8ft 1in) :** PVCu double glazed window to rear aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT/OFFICE/NURSERY 6' 10" x 5' 11" (2.08m x 1.80m) plus door recess:** PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Wood effect flooring. Airing cupboard housing newly fitted Ideal boiler (2023).

**BATHROOM 5' 9" x 5' 6" (1.75m x 1.68m):** PVCu opaque double glazed window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with mains fed shower over. Fully tiled walls.

**Outside :**

**FRONT :** Lawned garden. Shared driveway leading to private flag laid driveway.

**REAR:** Flag laid patio area. Lawned garden having borders and steps to one side. Brick shed and timber shed. Cold water tap. Security light.

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

**TENURE :** Leasehold. 999 year lease from 19 April 1985. Ground rent is £25 per annum.

**VIEWING:** Strictly by appointment through sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** C

**DIRECTIONS:** CW12 3RL

**EPC RATING 'D':**

### Energy performance certificate (EPC)

33 Thames Close CONGLETON CW12 3RL	Energy rating <b>D</b>	Valid until: 18 October 2031 Certificate number: 2090-0614-0422-5192-3093
Property type	Semi-detached house	
Total floor area	66 square metres	

**Rules on letting this property**

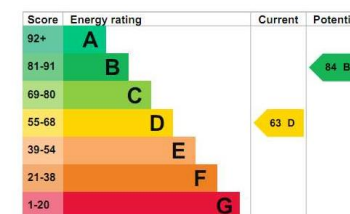
Properties can be let if they have an energy rating from A to E.

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 current 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

