

# Timothy a brown



## 11 Herbert Street

Congleton, Cheshire CW12 1RE

Selling Price: £135,000

- SPACIOUS PERIOD MID TERRACE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR COURTYARD
- CLOSE TO TOWN CENTRE
- IN NEED OF SOME WORK
- NO CHAIN

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

A deceptively spacious mid terrace property situated in a convenient and popular location being close to the town centre amenities.

The accommodation requires some work but has retained traditional character and briefly comprises: entrance hallway, lounge, dining room, kitchen, two double bedrooms and a family bathroom.

The property also benefits from gas central heating, PVCu double glazing, and an enclosed private rear courtyard garden.

Ideal for a first time buyer looking for a little more with an internal viewing essential to fully appreciate the benefits and style of this home.

### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : Open porch with tile step and front door to:

**HALL** : Radiator. Stairs and doors to:

**LOUNGE** 10' 11" x 10' 10" (3.32m x 3.30m): PVCu double glazed window. Cornicing. Radiator. Stone fireplace. 13 Amp power point. Television aerial point.

**DINING ROOM** 12' 1" x 11' 8" (3.68m x 3.55m): PVCu double glazed window. Radiator. 13 Amp power points.

**KITCHEN** 8' 3" x 8' 0" (2.51m x 2.44m): Fitted with a range of wall and base units with laminate work surface over and Electrolux ceramic hob with oven below and extractor above. Sink and drainer with tiled splashback. Space and plumbing for washing

machine. PVCu double glazed window. Door to rear garden and storage cupboard under stairs.

**First Floor** :

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

**BEDROOM 1** 14' 8" x 10' 10" (4.47m x 3.30m) max into wardrobes: Two PVCu double glazed windows. Coving. Radiator. 13 Amp power points. Fitted chimney breast wardrobes.

**BEDROOM 2** 12' 3" x 9' 1" (3.73m x 2.77m) maximum: PVCu double glazed window. 13 Amp power points. Chimney breast fitted cupboard.

**BATHROOM** 8' 0" x 7' 11" (2.44m x 2.41m): Bath with shower attachment over. Low level W.C. Pedestal wash hand basin. Airing cupboard housing combi boiler. PVCu double glazed opaque window. Radiator. Tiled walls.

**Outside** :

**REAR** : To the rear of the property there is an enclosed yard and rear gate.

**TENURE** : Freehold (subject to solicitors verification).

**SERVICES** : All mains services are connected.

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

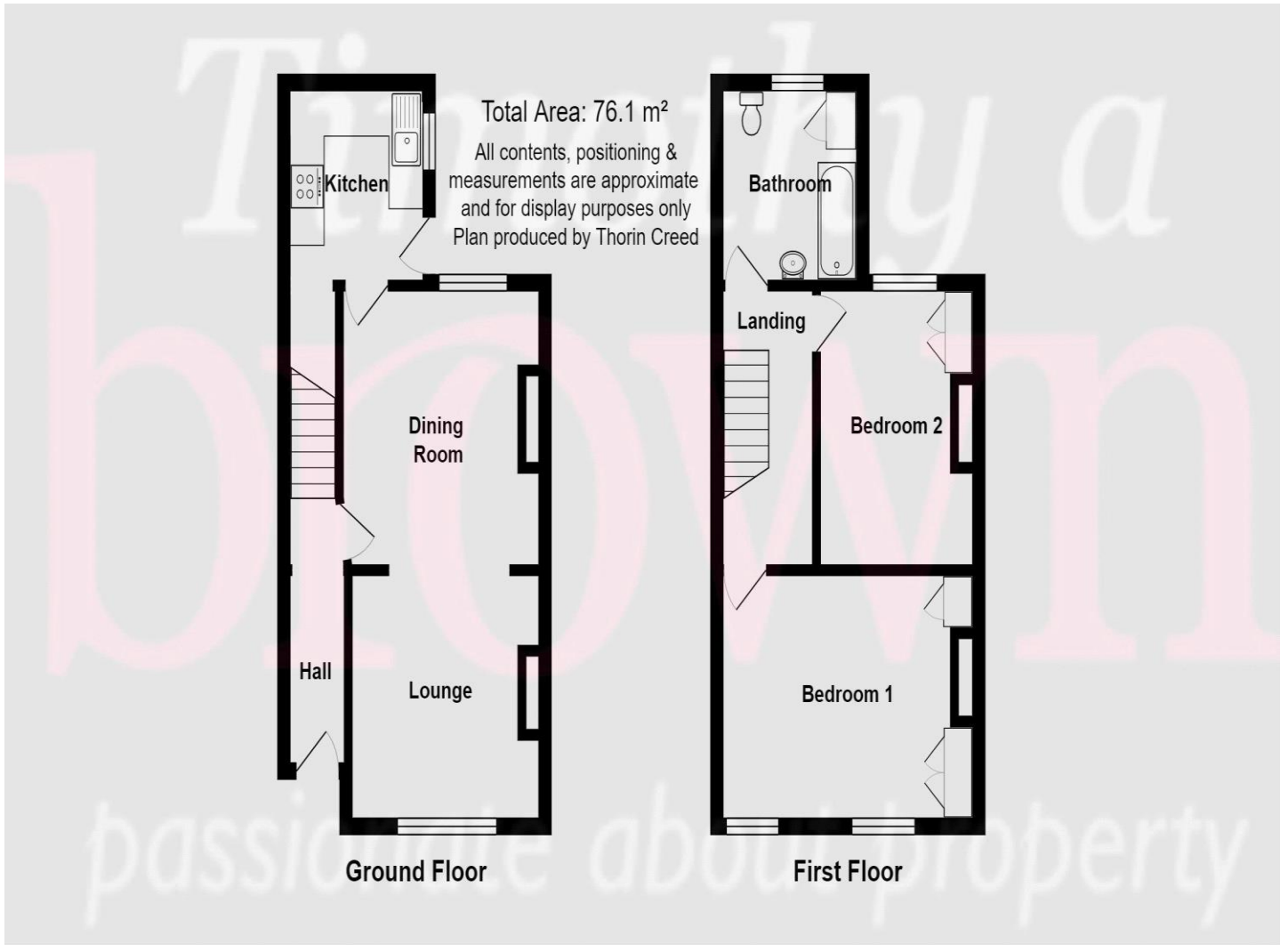
**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: A

**DIRECTIONS**: SATNAV: CW12 1RE







## Energy performance certificate (EPC)

11 Michael Street CONGLETON CW12 1JR	Energy rating <b>D</b>	Valid until: 3 April 2034 Certificate number: 8800-6649-6422-3359-3443
Property type	Mid-terrace house	
Total floor area	76 square metres	

### Rules on letting this property

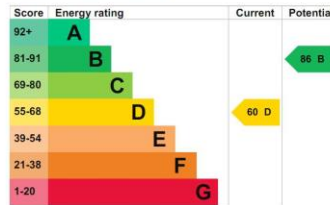
Properties can be let if they have an energy rating from A to E.

You can need [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties) <https://www.gov.uk/government/guidance/energy-ratings-for-rented-properties>

### 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

### Breakdown of property's energy performance

**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



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