

Timothy a brown  
 FOR SALE  
 01260 271255  
 www.timothyabrown.co.uk



**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



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

**18 Parker Way**  
 Congleton, Cheshire CW12 4WL

**30% Discounted Selling Price:**  
**£154,000**

- BEAUTIFULLY PRESENTED MODERN 2 BED MEWS HOME
- 30% DISCOUNT DUE TO DISCOUNTED SALE SCHEME (CHESHIRE EAST)
- LOUNGE, KITCHEN/DINER, W.C. & BATHROOM
- ENCLOSED REAR GARDEN
- DESIGNATED CAR PARKING SPACE
- WALKING DISTANCE TO ALL SCHOOLS
- SOUGHT AFTER WEST HEATH LOCATION



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

A MODERN TWO BEDROOM MID MEWS HOME WITH A 30% DISCOUNT OFFERED UNDER THE DISCOUNTED SALE SCHEME THROUGH CHESHIRE EAST COUNCIL.

We stress this is NOT a shared equity scheme.

\*\*\*Applications can be submitted to Cheshire East Council prior to a viewing being arranged by emailing [LowCostHomeOwnership@cheshireeast.gov.uk](mailto:LowCostHomeOwnership@cheshireeast.gov.uk) regarding your interest\*\*\*

A rare opportunity to purchase a home in a FANTASTIC and quiet cul de sac location in West Heath, being within walking distance to schools for all ages and it has the West Heath Shopping Centre close by offering a supermarkets, restaurants, takeaways and a public house amongst other facilities. The property is also conveniently located for access to the Congleton Link Road, the main arterial routes to the M6 Motorway and Manchester International Airport.

This home is immaculately presented. The PVCu double glazed and gas centrally heated accommodation comprises: Entrance hall, Lounge, Dining Kitchen, Downstairs W.C., Two Bedrooms and Bathroom. Attractively tendered enclosed rear garden and allocated parking to the side of the house under the archway.

Ideal for first time buyers, key workers and those with relations/connections to Congleton (subject to terms).

Please contact our sales team for further information or to arrange a viewing.

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

**ENTRANCE :** Composite front door to:

**ENTRANCE HALLWAY 3' 8" x 3' 2" (1.12m x 0.96m):** Radiator. Ceiling light point. Door to:

**LOUNGE 12' 10" x 12' 10" (3.91m x 3.91m):** PVCu double glazed window to front aspect. Two Radiators. Ceiling light point. 13 Amp power points. TV point. Laminate flooring. Stairs to First Floor. Door to:

**KITCHEN/DINER 12' 11" max x 9' 2" (3.93m max x 2.79m):** Low voltage downlighters inset. PVCu double glazed window to rear aspect. Refitted modern eye level and base units and drawers in grey with timber effect preparation surfaces. 4 ring gas hob with extractor over and oven below. Tiled splashbacks. Stainless steel single drainer 1.5 bowl sink unit inset with mixer tap. Space for fridge freezer. Space and plumbing for washing machine. Cupboard incorporating Glow-worm gas central heating boiler. Radiator. 13 Amp power points. Ceiling light point. Laminate flooring. PVCu double glazed French doors to outside rear. Door to:

**DOWNSTAIRS W.C. :** Low level W.C. Wash hand basin. Radiator. Laminate flooring.

**First Floor :**

**LANDING :** Access to roof space. 13 Amp power points. Ceiling light point. Doors to all rooms.

**BEDROOM 1 FRONT 10' 11" x 12' 10" max (3.32m x 3.91m max):** PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Ceiling light point. Double fitted wardrobes with mirror sliding doors.

**BEDROOM 2 REAR 11' 2" x 7' 2" max (3.40m x 2.18m max):** PVCu double glazed window to rear aspect. Radiator. 13 Amp power points. Ceiling light point.

**BATHROOM :** PVCu double glazed opaque window to rear aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with handgrips, shower attachment and curtain over. Radiator. Partly tiled walls. Laminate floor.

**Outside :**

**FRONT :** Open plan lawn with concrete flag paths. Gate to access the rear.

**REAR :** Fully enclosed, south westerly facing garden which is enclosed by timber fence panels with patio area onto well cultivated garden with stone chipping path leading down to further concrete flag patio area.

**TENURE :** Leasehold. 999 years from 01/01/2001. 976 years remaining. Ground rent £100 p.a.

**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 4WL

Energy performance certificate (EPC)		
18, Parker Way CONGLETON CW12 4WL	Energy rating <b>C</b>	Valid until: 1 November 2027 Certificate number: 8991-1625-4429-4407-0933

Property type	Mid-terrace house
Total floor area	56 square metres

### Rules on letting this property

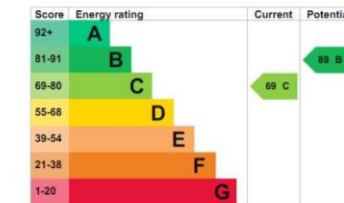
Properties can be let if they have an energy rating from A to E.

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 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

