



## 21 Sefton Avenue

Congleton, Cheshire CW12 3DB

Selling Price: £140,000

- TWO BEDROOM TRADITIONAL TERRACE HOME
- TWO RECEPTION ROOMS & FITTED KITCHEN
- FULL PVCu DOUBLE GLAZING & GAS FIRED CENTRAL HEATING
- REAR COURTYARD GARDEN
- SOUGHT AFTER AREA OF HIGHTOWN
- CLOSE TO TRAIN STATION & ALL AMENITIES



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

**\*\*\*NO CHAIN\*\*\*** A Traditional terrace home located in a small cul-de-sac with on-street parking and rear courtyard garden.

The property is situated in the much sought after area of Hightown, Congleton, and only a short walk to the train station, public houses and a number of shops and takeaways along Biddulph Road and Cross Lane, together with Canalside walks and a bus stop at the end of the avenue.

The home has PVCu double glazing and gas fired central heating and comprises vestibule, lounge, dining room, fitted kitchen with granite preparation surfaces at ground floor level. At first floor level, the landing allows access to two bedrooms and a bathroom.

Competitively priced. Early viewing recommended.

### The accommodation briefly comprises:

(all dimensions are approximate)

**ENTRANCE** : Hardwood door to:

**VESTIBULE** : Glazed door to:

**LOUNGE** 12' 0" x 11' 2" (3.65m x 3.40m): PVCu double glazed window. Chimney recess with inset feature gas fire. Book cases and cupboard. Radiator. 13 Amp power points. TV point. Sky point. Laminate floor.

**DINING ROOM** 11' 11" x 11' 2" (3.63m x 3.40m): Latch doors to stairs, with cupboard below. Radiator. 13 Amp power points. Laminate floor. Latch door to:

**KITCHEN** 11' 6" x 8' 0" (3.50m x 2.44m): PVCu double glazed window. Hardwood stable door to rear. Fitted white cottage style base and eye level units with granite preparation surfaces. Inset

Belfast sink with mixer tap. Electric hob with oven below. Space and plumbing for a washing machine. Radiator. 13 Amp power points. Tile floor. Worcester gas central heating boiler.

**First Floor** :

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

**BEDROOM 1** 12' 0" x 11' 2" (3.65m x 3.40m): PVCu double glazed window. Radiator. 13 Amp power points.

**BEDROOM 2 REAR** 11' 1" x 8' 7" (3.38m x 2.61m): PVCu double glazed window. Fitted cupboard. Radiator. 13 Amp power points.

**BATHROOM** 6' 3" x 8' 0" (1.90m x 2.44m): PVCu double glazed opaque window. White coloured suite comprising; Pedestal wash hand basin, Low level W.C. and corner bath with screen and shower over. Tiled walls and floor. Chrome heated towel radiator.

**Outside** :

**FRONT** : Pavement and on-street parking.

**REAR** : Fully enclosed courtyard with concrete flagging. Timber summer house. Rear gate.

**TENURE** : Freehold (subject to solicitor's verification).

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

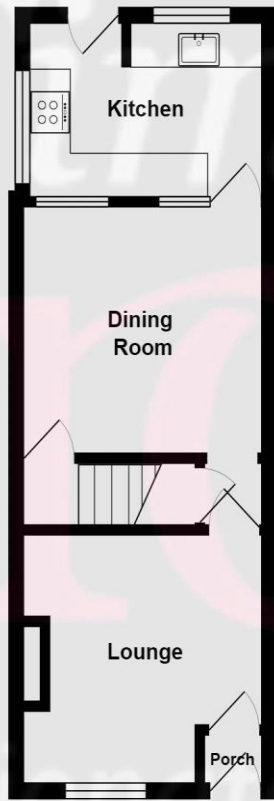
**VIEWING** : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY**: Cheshire East.

**TAX BAND**: B

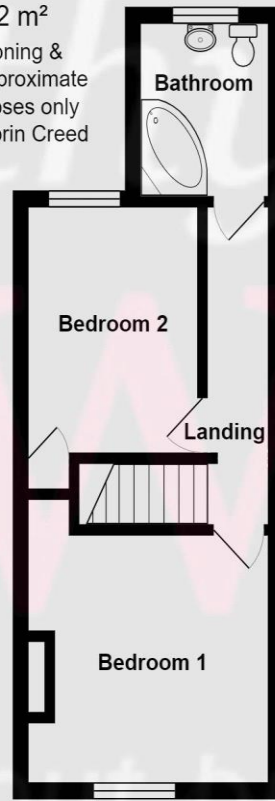
**DIRECTIONS**: SATNAV CW12 3DB





Ground Floor

Total Area: 72.2 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



First Floor

**Energy performance certificate (EPC)**

21 Saffron Avenue CONGLETON CW12 3DB	Energy rating <b>C</b>	Valid until: 11 December 2033 Certificate number: 1537-4922-4309-9882-3292
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Property type	Mid-terrace house
Total floor area	72 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 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



**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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