



7 North Street

Congleton, Cheshire CW12 1HF

Selling Price: £130,000

- LARGER THAN AVERAGE TERRACE HOME CONVENIENT FOR THE TOWN CENTRE
- TWO DOUBLE BEDROOMS
- HALL, LOUNGE, SEPARATE DINING ROOM MEASURING 20 FEET IN LENGTH
- KITCHEN & REAR PORCH
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- LARGE REAR GARDEN/YARD
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

A mid terrace home in a convenient location on a quiet no through cul-de-sac.

The property benefits from PVCu double glazing, gas fired central heating and is of a good size having hall with Minton tiled floor, cellar, front large lounge, dining room/living room, kitchen and rear porch on the ground floor.

At first floor level the landing allows access to two double bedrooms, with fitted cupboards and wardrobes and a bathroom which has been converted into a shower room.

The property abuts onto the pavement to the front and to the rear there is an enclosed yard/garden with rear gate and shed.

Viewing recommended to appreciate how you could put your own 'stamp on it'

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to hall.

HALL : Coving to ceiling. Dado rail. Minton tiled floor. Radiator. Doors to reception room, door to stepd leading to cellar.

CELLAR 8' 5" x 5' 9" (2.56m x 1.75m): Stone slab floor. Power and light.

SITTING ROOM 11' 0" x 8' 8" (3.35m x 2.64m): PVCu double glazed fireplace. Radiator. Chimney recess cupboards incorporating gas meter.

LOUNGE/DINING ROOM 20' 2" x 12' 6" (6.14m x 3.81m): Inset coal effect living flame gas fire. 13 Amp power points. Radiator. Door to stairs. Window over looking rear porch. Door to kitchen.

KITCHEN : Two PVCu double glazed windows. Fitted with a range of base and eye level units. Partly tiled walls. Gas cooker point. Inset single drainer stainless steel sink with mixer tap. Space and plumbing for washing machine. Space for fridge. Wall mounted gas heater. Door to rear porch.

REAR PORCH 6' 4" x 4' 0" (1.93m x 1.22m): PVCu double glazed door and window to rear garden. 13 Amp power points.

First Floor :

LANDING : Doors to all rooms. Single power point.

BEDROOM 1 FRONT 10' 10" x 11' 2" (3.30m x 3.40m): PVCu double glazed window to front aspect. 13 Amp power points. Radiator. BT telephone point. Chimney breast fitted cupboards.

BEDROOM 2 REAR 11' 0" x 9' 4" (3.35m x 2.84m): PVCu double glazed window to rear aspect. Fireplace. Double doors to fitted cupboard with shelving. Door to fitted cupboard/wardrobe. 13 Amp power points.

SHOWER ROOM 8' 6" x 5' 6" (2.59m x 1.68m): PVCu double glazed opaque window. Wall mounted strip light. Low level W.C. Wash hand basin with mixer tap set within vanity unit. Corner shower enclosure. Half tiled walls. Radiator. Wall mounted gas heater. Lino flooring.

OUTSIDE :

REAR : Enclosed garden/yard with raised flower beds. Rear gate and shed.

TENURE : Freehold (subject to solicitors verification).

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



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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1HF

Energy performance certificate (EPC)

7 North Street CW12 1HF CW12 1HF	Energy rating D	Valid until: 3 December 2023 Certificate number: 8348-2384-4320-0887-1211
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Property type	Mid-terrace house
Total floor area	80 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.](#)

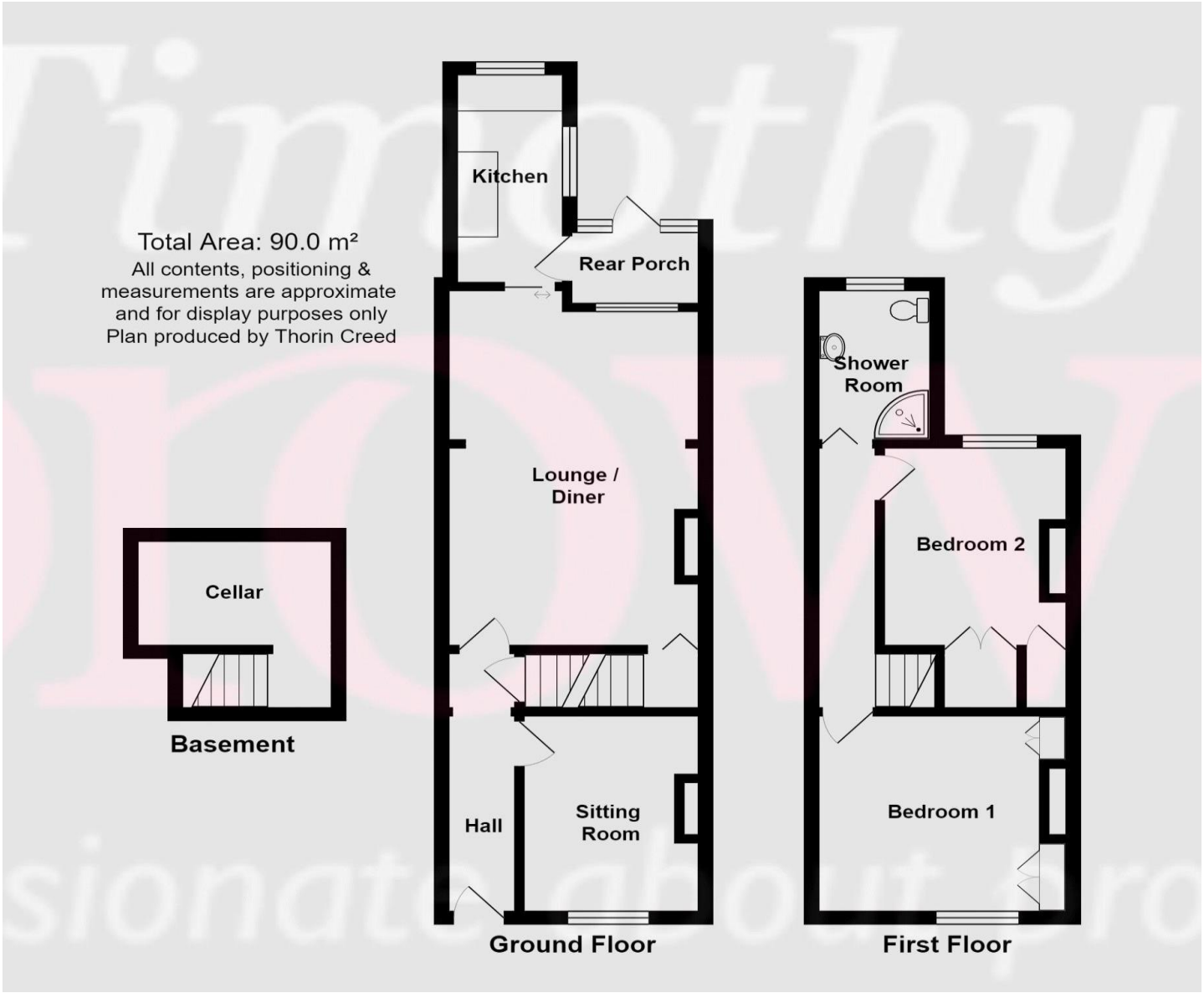
Energy rating and score
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy efficiency.](#)



The graph shows the 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
Features in this property
Features get a rating from very good to very poor based on how energy efficient they are. Ratings are not based on how well features work or their condition.
Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.





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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