

Energy performance certificate (EPC)

27, John Street CONGLETON CW12 4DW	Energy rating D	Valid until: 7 December 2026 Certificate number: 9563-2818-6728-9206-2755
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Property type: Mid-terrace house

Total floor area: 67 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.](#)

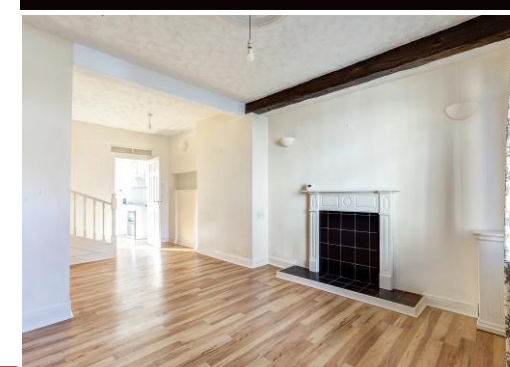
Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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27 John Street
Congleton, Cheshire CW12 4DW

Selling Price: £125,000

- NO CHAIN
- TWO DOUBLE BEDROOMS
- LOUNGE THROUGH DINING ROOM
- DOWNSTAIRS BATHROOM. EN SUITE TO MASTER BEDROOM
- USEFUL CELLAR
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- PARKING AT THE END OF THE PEDESTRIANISED STREET
- CLOSE TO TOWN CENTRE & ITS AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

*** NO ONWARD CHAIN***

This home offers a pleasant twist to the normal terraced cottages being located on a quiet pedestrianised street, however, having residents parking at the end of the road, and also having a bathroom and en suite, and finally, a very useful cellar.

The property is well presented. It has PVCu double glazing and gas central heating from a modern boiler and comprises: front door to lounge through diner, fitted kitchen, rear lobby with door to outside and door to bathroom. At first floor level the landing allows access to two large bedrooms, the master having an en suite shower room.

Early viewing recommended as we are of the opinion this home will sell quickly having all the above features!

Such a practical locality, with conveniences on its doorstep, as it's literally only a 5 minute walk of the town centre with its ever increasing selection of shops, bars and restaurants as well as being only a short walk to the "award winning" Congleton Park. A majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration.

With Congleton's broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town's retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links :

- Immediate access to A34 and the Congleton Link Road, providing convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. • Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.
- Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads, and will incorporate the new HS2 line, providing London links in 55 minutes.
- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE: PVCu double glazed front door to:

LOUNGE THROUGH DINER:

Lounge Area 11' 8" x 11' 5" (3.55m x 3.48m): PVCu double glazed window to front aspect. Wall lights. Two central heating radiators. Feature fireplace with tiled hearth and surround. 13 Amp power points. TV point. Laminate floor. Opening to:

Dining Area 7' 10" x 10' 9" (2.39m x 3.27m): Stairs to first floor. 13 Amp power points. BT point. Laminate floor. Door to steps leading to:

CELLAR: Brick walls. Stone flagged floor.

KITCHEN 10' 6" x 5' 6" (3.20m x 1.68m): PVCu double glazed window. White hi-gloss eye level and base units with wood effect roll edge laminate work surfaces over, having single drainer sink unit inset, with mixer tap. Space and plumbing for dishwasher. Space for under counter fridge. Space for cooker with extractor above. Tiled splashbacks. Central heating radiator. 13 Amp power points.

REAR LOBBY 5' 6" x 2' 9" (1.68m x 0.84m): Laminate work surfaces with space and plumbing for a washing machine. Door to bathroom. PVCu double glazed door to rear yard.

BATHROOM 5' 6" x 5' 3" (1.68m x 1.60m): PVCu double glazed opaque window. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath. Half tiled walls. Extractor fan. Chrome heated towel radiator. Tiled floor.

First Floor:

LANDING: Access to roof space. 13 Amp power points. Doors to bedrooms.

BEDROOM 1 REAR 20' 5" x 8' 8" (6.22m x 2.64m) max: PVCu double glazed window to rear aspect. Central heating radiator. 13 Amp power points. Cupboard housing Baxi combi central heating boiler. BT point. Laminate floor.

EN SUITE 5' 6" x 4' 8" (1.68m x 1.42m): PVCu double glazed opaque window. Low Level W.C. Pedestal wash hand basin. Shower enclosure. Fully tiled walls.

BEDROOM 2 FRONT 11' 4" x 10' 4" (3.45m x 3.15m) plus recess: PVCu double glazed window to front aspect. Double wardrobes fitted to chimney breast recesses. Central heating radiator. 13 Amp power points. Laminate floor.

Outside:

FRONT: Abuts onto pavement and pedestrianised street with parking at the end of John Street.

REAR : Enclosed rear yard with gate.

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

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: From our offices proceed along West Street, take the fourth turning on the left onto Astbury Street. Take the second turning on the right onto Prospect Street. Park opposite Parson Street, proceed by foot along the pathway onto John Street where you will find the light rendered property on the left.

