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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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**Woodland View,**  
16 Brook Street, Congleton,  
Cheshire CW12 1RJ

**Selling Price: £375,000**

- IMPRESSIVE FOUR BEDROOM DETACHED PERIOD PROPERTY
- THREE RECEPTION ROOMS
- 2836 SQ FT (263.3 SQ M)
- REQUIRES MODERNISATION
- ORIGINAL FEATURES THROUGHOUT
- FRONT & REAR GARDENS
- DRIVEWAY PROVIDING OFF ROAD PARKING
- SHORT WALK TO CONGLETON PARK, TOWN CENTRE & AMENITIES

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

\*\*\*NO CHAIN\*\*\*

An impressive period property which requires updating however it has a modern gas boiler and retains many sought after original features and allows the opportunity to live in house whilst carrying out the works.

Woodland View has grand room sizes and comprises front door to hallway with Minton style tiled floor, stairs and doors to front drawing room, lounge, dining room, kitchen and utility/porch and a useful good sized dry cellar.

At first floor level, the landing allows access to four bedrooms, bathroom, and staircase to two attic rooms.

The accommodation amounts to a sizeable 2836ft<sup>2</sup> (263.3m<sup>2</sup>) and perfect as a family home.

Externally, the property is set back from the road having front garden and driveway. To the rear, it has a patio and garden with gate and steel steps down to a lower garden level, beyond which is the River Dane.

Brook Street is conveniently located, and within a short walking distance, to the award winning Congleton Park, town centre and other amenities such as the recently built leisure centre.

Early viewing is encouraged as it's a very rare opportunity a property of this calibre comes to the market.

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

**ENTRANCE :** Front door to:

**HALL :** Coving to ceiling. Picture rail. Radiator. Stairs. Minton floor.

**DRAWING ROOM 16' 10" x 15' 11" (5.13m x 4.85m) :** Coving to ceiling. Picture rail. Feature fireplace with inset gas fire. Two radiators. Parquet floor.

**LOUNGE 15' 11" x 15' 11" (4.85m x 4.85m) :** Coving to ceiling. Picture rail. Feature fireplace with inset gas fire. Two radiators. Parquet floor.

**DINING ROOM 13' 9" x 12' 1" (4.19m x 3.68m) :** Picture rail. Radiator. Chimney recess shelving. Fireplace with inset fire. Door to rear.

**LOBBY AREA :** Door with steps to cellar. Door to Kitchen.

**KITCHEN 7' 1" x 12' 3" (2.16m x 3.73m) :** Pine fitted kitchen. Space for cooker. Space for a washing machine and tumble dryer. Inset single drainer plastic sink with mixer tap. Tiled splashbacks. Concealed modern combination gas CH boiler. Door to utility room.

**UTILITY/PORCH 12' 10" x 6' 1" (3.91m x 1.85m) :** Door to outside. Wall mounted gas heater.

**CELLAR 16' 8" x 15' 7" (5.08m x 4.75m) :** Power & Light

**First Floor :**

**LANDING :** Coving to ceiling. Picture rail. Radiator. Stairs to second floor. Doors to all rooms.

**BEDROOM 1 REAR 16' 0" x 11' 7" (4.87m x 3.53m) :** Coving to ceiling. Picture rail. Fireplace with inset gas fire. Radiator.

**BEDROOM 2 FRONT 16' 3" x 16' 0" (4.95m x 4.87m) :** Coving to ceiling. Picture rail. Fireplace with inset gas fire. Radiator.

**BEDROOM 3 REAR 13' 6" x 13' 7" (4.11m x 4.14m) :** Coving to ceiling. Picture rail. Fireplace with inset gas fire. Radiator.

**BEDROOM 4 FRONT 12' 2" x 11' 8" (3.71m x 3.55m) :** Coving to ceiling. Picture rail. Fireplace. Radiator.

**BATHROOM 12' 4" x 7' 6" (3.76m x 2.28m) max :** White suite comprising: Low level W.C., wash hand basin set in vanity unit and panelled bath. Fitted linen cupboard. Half tiled walls. Radiator.

**Second Floor :**

**ATTIC ROOM 1 16' 6" x 7' 10" (5.03m x 2.39m) :** Timber tongue and groove lined. Rear window.

**ATTIC ROOM 2 16' 7" x 7' 10" (5.05m x 2.39m) :** Timber tongue and groove lined. Roof light.

**Outside :**

**FRONT :** Enclosed driveway with double wrought iron gate. Separate wrought iron gate. Tarmac drive to side. Shrub beds.

**REAR :** Enclosed with patio area, leading onto lawn garden. Feature pond. Timber garage. Separate shed. Greenhouse. Rear gate with steps down to a natural woodland area, beyond which is the River Dane, and across the other side of the river is a wooded area of Congleton Park.

**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**.

**TAX BAND:** E

**LOCAL AUTHORITY:** Cheshire East

**DIRECTIONS:** SATNAV CW12 1RJ

Energy performance certificate (EPC)		
16 Brook Street CONGLETON CW12 1RJ	Energy rating <b>E</b>	Valid until: 25 January 2034 Certificate number: 5434-3229-7300-0276-4222
Property type	Detached house	
Total floor area	224 square metres	

### Rules on letting this property

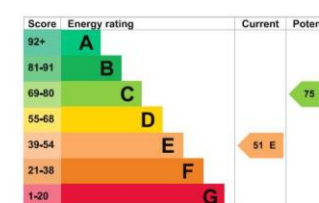
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

[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

