



**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](mailto: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

**12 Eardley Crescent**  
Congleton, Cheshire CW12 1ND

**Selling Price: £265,000**

- WELL PRESENTED TERRACED FAMILY HOME
- LOUNGE WITH FEATURE BRICK BUILT INGLENOOK FIREPLACE
- SPACIOUS KITCHEN DINER
- ORANGERY
- THREE BEDROOMS
- DRIVEWAY TO 2/3 CARS
- ENCLOSED REAR GARDEN



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

\*\*\*WHAT A STUNNING WELL PRESENTED HOME\*\*\*

It certainly has the WOW factor and an early viewing is imperative to appreciate this home.

Constructed of brick elevations with PVCu double glazing and gas fired central heating under a tiled roof.

The internal accommodation comprises: brick porch, lounge with feature attractive rustic brick Inglenook fireplace with concealed lighting, stairs and door to quality fitted kitchen diner with light oak fitted units with granite working surfaces and matching island bar, fitted appliances and opening to the orangery with PVCu windows and double door to the fully enclosed garden.

At first floor level the landing allows access to three bedrooms and fully tiled white bathroom suite.

To the front is an open plan brick built driveway with parking for 2/3 cars.

\*\*\*Be quick as we care convinced this home will sell very quickly!\*\*\*

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

**ENTRANCE** : PVCu double glazed door and window to porch.

**ENTRANCE PORCH** 5' 9" x 3' 7" (1.75m x 1.09m): Tiled floor. Opening to:



**LOUNGE** 9' 10" x 21' 5" (2.99m x 6.52m): PVCu double glazed window. Coving to ceiling. Feature brick Inglenook fireplace with feature lighting and inset gas coal effect fire. Low voltage downlighters to ceiling. Stairs with cupboard below. 13 Amp power points. Door to kitchen diner.

**KITCHEN DINER** 21' 6" x 9' 7" (6.55m x 2.92m): Attractive oak effect base and eye level units with granite working surfaces. Integrated dishwasher. Space for washing machine. Electric ceramic hob with extractor canopy over. Split level double oven. Space for large American fridge freezer. Wine racks. Tiled floor. Wall mounted Ideal gas boiler / new central heating boiler is not fitted but will be included in the sale. Feature island bar. Opening to lounge and orangery.

**ORANGERY** 12' 1" x 8' 10" (3.68m x 2.69m): PVCu double glazed window and double doors to garden. PVCu double glazed roof. Heated tiled floor. 13 Amp power points.

**LANDING** : Access to roof space. Single panel radiator. Low voltage downlighters. Doors to all rooms.

**BEDROOM 1 REAR** 14' 8" x 8' 6" (4.47m x 2.59m): PVCu double glazed window. Radiator. 13 Amp power points. Low voltage downlighters.

**BEDROOM 2 FRONT** 11' 10" x 7' 5" (3.60m x 2.26m) maximum: PVCu double glazed window. Radiator. 13 Amp power points. Low voltage downlighters.

**BEDROOM 3 FRONT** 9' 2" x 8' 0" (2.79m x 2.44m): PVCu double glazed window to front aspect. Low voltage downlighters. Cabin style fitted single bed. Radiator. 13 Amp power points.

**BATHROOM** 6' 4" x 5' 6" (1.93m x 1.68m): PVCu double glazed opaque window to rear aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with electric shower and curtain over. Fully tiled walls. Chrome heated towel rail/radiator.



**Outside :**

**FRONT** : Open plan brick block driveway providing parking for 2/3 cars.

**REAR** : Fully enclosed having a patio leading onto lawn with shrub borders and rear gate to access path.

**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 1ND



5/17/24, 2:33 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact us](#)

### Energy performance certificate (EPC)

13, Ladbroke Crescent Cheshire East CW2 1ND	Energy rating <b>C</b>	Valid until 14 September 2024
	Current energy rating	Certificate number 9829-2875-7911-9894-4815

Property type: Mid-terrace house  
Total floor area: 92 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 for private rented properties](#) on the gov.uk website.

#### Energy rating and score

This property's energy rating is C. It has the potential to be B.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

<https://find-energy-certificates.service.gov.uk/energy-certificates/0229-2875-7911-9894-4815>