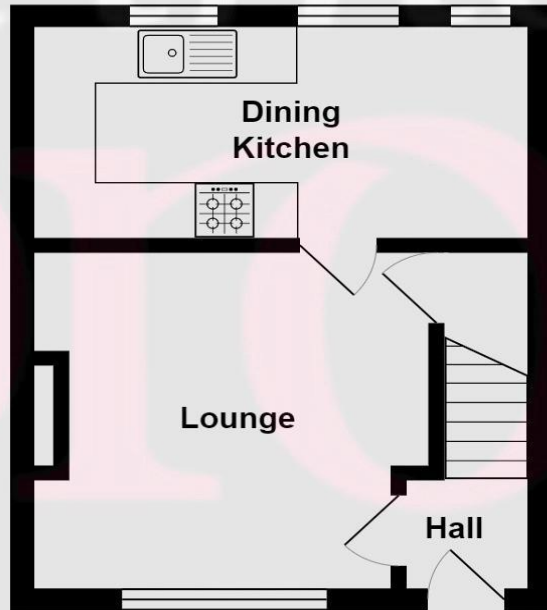
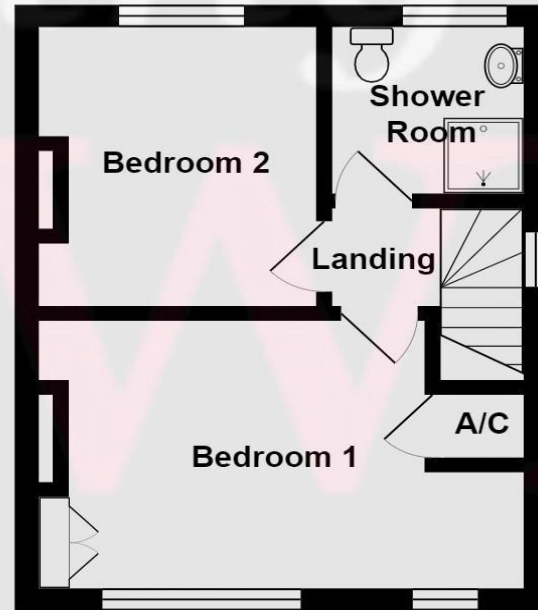


All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Ground Floor



First Floor

Total Area: 59.0 m²



Not to scale – for identification purposes only.

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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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

113 Fern Crescent
Congleton, Cheshire CW12 3HQ

Offers in the Region Of £150,000

- TWO DOUBLE BEDROOM SEMI DETACHED HOUSE
- LOUNGE & DINING KITCHEN
- REQUIRES SOME MODERNISATION
- POTENTIAL TO EXTEND (STC)
- HUGE REAR GARDEN
- CLOSE TO LOCAL AMENITIES, SCHOOLS & TOWN CENTRE
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

READY TO MOVE INTO YET MASSES OF SCOPE TO IMPROVE

POTENTIAL TO EXTEND (STC)

HUGE REAR GARDEN

A conveniently situated semi-detached house, located on a popular development, close to Congleton Park and Biddulph Valley walkway, this is an ideal home for those looking for an affordable property close to local amenities, schools & the town centre of Congleton.

A property requiring some moderate improvement, and with potential for a side or rear extension (subject to planning consents).

The accommodation briefly comprises entrance hall/lobby, sitting room, dining kitchen to the ground floor, whilst to the first floor the landing provides access to TWO double bedrooms and shower room.

Externally to the front is a garden with deep flower borders and path to the front door. The rear garden is huge, having extensive lawns and enjoys a sunny aspect.

Call us now to view!!!!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL : Single panel central heating radiator. Stairs to first floor.

LOUNGE 12' 10" x 12' 0" (3.91m x 3.65m): PVCu double glazed window to front aspect. Cast iron feature fireplace. Single panel central heating radiator. 13 Amp power points. Understairs store cupboard.

DINING KITCHEN 16' 0" x 7' 4" (4.87m x 2.23m): 3 x PVCu double glazed windows to rear aspect. Coving to ceiling. Range of natural oak effect eye level and base units with wood edged Formica preparation surfaces over, and stainless steel single drainer sink unit inset. Space for slot in gas cooker. Space and plumbing for washing machine. Space for additional under counter appliance. Double panel central heating radiator. Wall mounted Glow Worm gas central heating boiler. Tiled floor. PVCu double glazed door to side.

First Floor :

LANDING : PVCu double glazed window to side aspect. 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 11' 3" x 9' 6" (3.43m x 2.89m) (extending to 14' 5"): 2 x PVCu double glazed windows to front aspect. Picture rail. Single panel central heating radiator. 13 Amp power points. Airing cupboard with lagged hot water cylinder.

BEDROOM 2 REAR 9' 10" x 9' 6" (2.99m x 2.89m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

SHOWER ROOM 6' 2" x 5' 4" (1.88m x 1.62m): PVCu double glazed window to rear aspect. Low voltage downlighters inset. White suite comprising: Low level W.C., pedestal wash hand basin, separate shower cubicle with glass screen and door housing a Triton electric shower. Single panel central heating radiator.

Outside :

FRONT : Central path to front with planted flower borders either side. Path to side leading to rear garden.

REAR : Extending from the rear of the property is a concrete laid perimeter pathway beyond which are huge lawned gardens encompassed with timber fencing. Space for timber garden shed. Gated access to front.

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 3HQ

Energy performance certificate (EPC)

113 Fern Crescent CONGLETON CW12 3HQ	Energy rating C	Valid until: 29 January 2034 Certificate number: 7205-3034-7209-0544-3204
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Property type	Semi-detached house
Total floor area	59 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/minimum-energy-efficiency-requirements-for-landlords) (<https://www.gov.uk/guidance/minimum-energy-efficiency-requirements-for-landlords>).

Energy rating and score

This property's energy rating is C. 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		86 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

