

Timothy a brown



Warren Cottage, 3 Reades Lane,

Mossley, Congleton, Cheshire CW12 3LL

Selling Price: £135,000

- CHARMING END OF TERRACE COTTAGE
- ONE DOUBLE BEDROOM
- LARGE BATHROOM
- REAR LAWN GARDEN
- SOUGHT AFTER AREA OF MOSSLEY
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN A charming end of terrace cottage bordering on open countryside in the attractive and sought after area of Mossley with views extending to the front over the 9th fairway of Congleton Golf Club and offering attractive character and having PVCu double glazing (apart from one window) and gas fired central heating.

The accommodation comprises: Lounge, kitchen, landing, double bedroom and large bathroom. Externally, there is a small courtyard garden to the front and lawned gardens to the rear.

Immediately accessible are rural walks along the disused railway line, with Timbersbrook close by, yet also extremely convenient for the parade of shops and public houses at Hightown, and Congleton Railway Station.

The accommodation briefly comprises:

(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed panelled front door.

LOUNGE 12' 9" x 12' 3" (3.88m x 3.73m): Georgian style timber framed bow window to front aspect. Georgian style PVCu window to side aspect. Exposed beams to ceiling. Single panel central heating radiator. 13 amp power points. Gas fire set on tiled hearth with Adams style fire surround.

KITCHEN 10' 3" x 6' 5" (3.12m x 1.95m): PVCu double glazed window to rear aspect. Exposed beams to ceiling. Range of white eye level and base units having granite effect preparation surfaces over with 1½ bowl single drainer sink unit inset. Built-in four ring electric hob with electric oven/grill below. Space and plumbing for washing machine.



13 amp power points. Understairs store area. PVCu double glazed door to rear garden. Staircase to first floor.

First Floor :

LANDING : Access to roof space. 13 amp power points.

BEDROOM 1 FRONT 12' 8" x 12' 7" (3.86m x 3.83m): Georgian style PVCu double glazed window to front aspect. Double panel central heating radiator. 13 amp power points.

BATHROOM 9' 9" x 7' 0" (2.97m x 2.13m): PVCu double glazed window. White suite comprising: Panelled bath with Triton electric shower and screen over, pedestal wash hand basin and low level W.C. One single panel radiator. Door to deep cupboard housing replacement Main combi gas central heating boiler.

Outside :

FRONT : Courtyard garden laid with slate chippings.

REAR : Paved patio area. Lawned garden. Path leading to front, 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**.

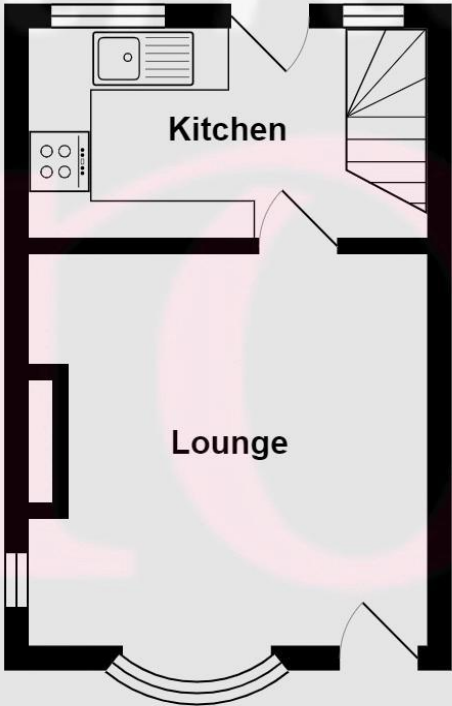
LOCAL AUTHORITY: Cheshire East.

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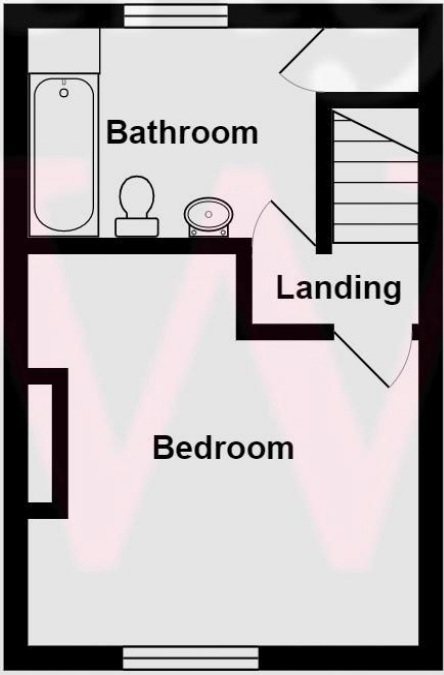
DIRECTIONS: SATNAV CW12 3LL



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



Ground Floor



First Floor

Total Area: 46.4 m²



Energy performance certificate (EPC)

3 Reades Lane
CONGLETON
CW12 3LL

Energy rating

D

Valid until: **3 October 2033**

Certificate number: **9330-2977-7300-2707-1015**

Property type **End-terrace house**

Total floor area **46 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 A.

[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

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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



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

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