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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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**1 St Johns Road**  
Congleton, Cheshire CW12 2AU

**Selling Price: Guide Price £200,000**

- SPACIOUS END OF TERRACE HOME SET ON CORNER PLOT
- GOOD SIZED LOUNGE
- DINING KITCHEN PLUS SEPARATE SNUG
- THREE BEDROOMS
- GATED DRIVEWAY PROVIDING OFF ROAD PARKING TO SIDE
- FRONT & REAR GARDENS

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

A corner plot home having the advantage of sunshine all day and also has a beautifully maintained garden with off road parking and a detached single garage.

The property is well situated in a very popular area within walking distance of the town centre, also countryside and playing fields are close by together with local shops on the door step.

The property is ideal for families or buy to let investor, having gas fired central heating and PVCu double glazing.

The accommodation comprises: hall, lounge with windows to three aspects, kitchen/diner and snug which many similar properties have taken down the internal wall to make a larger dining kitchen.

At first floor level the landing allows access to three bedrooms and a bathroom which has been converted to make a shower room.

Call to book an appointment to view today.

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

**ENTRANCE** : PVCu double glazed door to hall. Stairs to door to lounge.

**LOUNGE** 17' 4" x 13' 0" (5.28m x 3.96m) into bay: Three PVCu double glazed windows, the central one being a bay window. Fireplace. Single power point. Double panel central heating radiator. 13 Amp power points. Door to kitchen/diner.

**SNUG** 9' 11" x 7' 2" (3.02m x 2.18m): PVCu double glazed window to front aspect. Wall mounted Potterton central heating boiler. 13 Amp power points. Grain effect floor.

**KITCHEN/DINER** 13' 2" x 9' 8" (4.01m x 2.94m): PVCu double glazed window and door to rear. White grain effect base and eye level units with roll edge laminated surfaces. Inset one and a half bowl single drainer stainless steel sink. Gas hob and oven below. Space and plumbing for washing machine. Tiled splashbacks. Tiled floor. 13 Amp power points. Radiator. Door to reception room. Space for under unit fridge and freezer.

**First floor :**

**LANDING** : Doors to all rooms. PVCu double glazed window. One single power point. Radiator.

**BEDROOM 1 FRONT** 11' 4" x 10' 1" (3.45m x 3.07m): PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Door to deep storage cupboard with hot water cylinder and feeder tank. PVCu opaque double glazed window.

**BEDROOM 2 FRONT** 11' 0" x 9' 4" (3.35m x 2.84m) plus door recess: PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Laminate floor.

**BEDROOM 3 REAR** 8' 0" x 7' 8" (2.44m x 2.34m): PVCu double glazed window to rear aspect. Radiator. 13 Amp power points. Cupboard/wardrobe.

**BATHROOM** : (Converted to a shower room). Two PVCu double glazed opaque windows. White suite comprising: low level W.C., wash hand basin set in vanity unit and corner shower enclosure. Chrome heated towel rail/radiator. Fully tiled walls and floor.

**Outside :**

**FRONT** : Enclosed by well maintained private hedge with gate and path to front with lawn and central bed specimen tree and rockery. The garden extends to the side with double vehicular access gates and block paved drive terminating at the single detached garage.

**REAR** : Enclosed by concrete post and timber fence panels with patio area, lawn and lower level laid to river bed stone. Outside tap.

**GARAGE** 16' 0" x 8' 2" (4.87m x 2.49m): Up and over door. Window and rear door.

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

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: B

**DIRECTIONS**: SATNAV CW12 2AU

### Energy performance certificate (EPC)

1 St. Johns Road Congleton Cheshire	Energy rating <b>D</b>	Valid until 11 September 2025
Property type End-terrace house	Certificate number EPC/2023/2705-5187-5481	
Total floor area 81 square metres		
<b>Rules on letting this property</b>		
Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the gov.uk website and search for a letting agent who has a professional membership with the Energy Rating Agency.		
<b>Energy rating and score</b>		
This property's current energy rating is D. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency</a>		

