

## 11 Kinsey Street

Congleton, Cheshire CW12 1ES

Selling Price: £145,000

- WELL PRESENTED REFURBISHED MID TERRACE
- LOUNGE & DINING KITCHEN
- TWO BEDROOMS
- SHARED YARD GARDEN
- CLOSE TO TOWN CENTRE

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

This terrace cottage is an absolute gem!

The property has been lovingly maintained to the highest of standards and some of the contents are available by negotiation.

The accommodation has been remodelled over the years and now offers a cleverly designed layout which maximises the space which briefly comprises: lounge, dining kitchen, first floor landing with storage cupboard and enabling independent access to two bedrooms and bathroom. Shared yard garden.

Kinsey Street benefits from warden controlled permit parking which is ideal with the position being just off the busy High Street.

The property needs to be seen to be appreciated.

Notable features include: secure multi point locking quality glazed external doors, smooth plaster finish walls and ceilings, decorated in brilliant white matt paintwork and glossed woodwork. Modern grey kitchen suite, modern white bathroom suite with bath and screen and mixer shower over. Modern built-in wardrobes to bedroom one. Attractive staircase. Attractive brace latch stripped wood cottage doors. Modern grey plank effect vinyl flooring to the kitchen and bathroom.

The property is equipped with PVCu double glazing and gas combi central heating.

### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : Double glazed multi point locking door to:

**LOUNGE** 12' 7" x 12' 2" (3.83m x 3.71m): PVCu double glazed window to front aspect. Central heating radiator with decorative covering. Meters housed in bespoke corner cupboard. Decorative part glazed door to the dining kitchen.



**DINING KITCHEN** 12' 7" x 8' 9" (3.83m x 2.66m): Two PVCu double glazed windows to rear aspect. Frosted PVCu double glazed multi locking point external door opening to the shared yard. Spindled staircase to the first floor with open understairs storage area. Grey kitchen suite with brushed chrome handles. Attractive work surfaces housing an integrated stainless steel one and a half bowl sink and drainer unit with polished chrome effect mixer tap. Black tiled splashbacks. Built-in hob oven and microwave. Gas hob with oven below. Plumbing and space for washing machine. Space for tall fridge freezer. Central heating radiator. Extractor fan.

**First Floor** :

**LANDING** : Spindle balustrade. Access to the loft. Attractive timber brace latch cottage. Doors to the bedrooms, bathroom and built-in landing recessed storage cupboard.

**BEDROOM 1 FRONT** 12' 8" x 11' 11" (3.86m x 3.63m) maximum: L shaped spacious room. PVCu double glazed window to front aspect. Quality built-in modern wardrobe and storage shelving. Central heating radiator.

**BEDROOM 2 REAR** 8' 7" x 5' 10" (2.61m x 1.78m): PVCu double glazed window to rear aspect. Central heating radiator.

**BATHROOM** : PVCu double glazed frosted window to rear aspect. White modern bathroom suite comprising: W.C., panelled bath with shower screen and powerful shower over the bath. Pedestal sink with chrome mixer filler tap. Modern white brick wall tiles with contrasting grey grout. Grey plank effect flooring. Central heating radiator.

**OUTSIDE** : There is a rear shared yard at the rear which is fully enclosed.

**FURNISHINGS** : The property is currently fully furnished. Some contents are available by separate negotiation.

**TENURE** : Freehold (subject to solicitors verification)

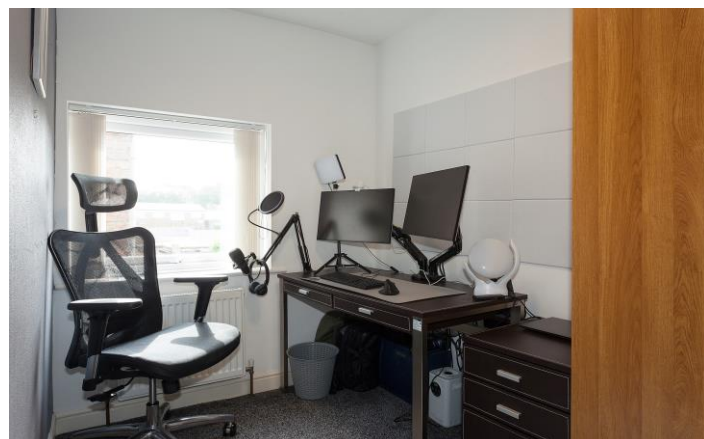
**SERVICES** : All mains services are connected (although not tested).

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: A

**DIRECTIONS**: SATNAV: CW12 1ES



## Energy performance certificate (EPC)

11, Kinsey Street CONGLETON CW12 1ES	Energy rating	Valid until:	21 November 2027
	<b>C</b>	Certificate number:	2128-7927-7289-5553-1960

Property type	Mid-terrace house
Total floor area	50 square metres

### Rules on letting this property

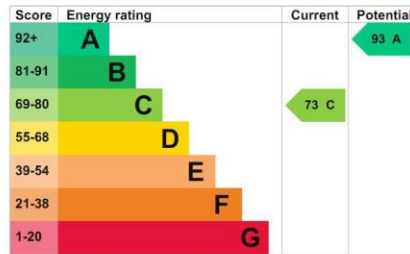
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords) (<https://www.gov.uk/guidance/minimum-energy-efficiency-standards-for-landlords>).

### Energy rating and score

This property's energy rating is C. 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

### Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/2128-7927-7289-5553-1960>

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#### 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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