



31 John Street

Congleton, Cheshire CW12 4DW

Selling Price: £137,500

- EXTENDED END TERRACE
- TWO DOUBLE BEDROOMS
- ENCLOSED REAR COURTYARD
- PARKING FOR LOCAL RESIDENTS
- CLOSE TO TOWN CENTRE
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

A LARGER THAN AVERAGE AND EXTENDED END TERRACE PROPERTY SITUATED IN A QUIET PEDESTRIANISED STREET WITH PARKING SET ASIDE FOR LOCAL RESIDENTS.

Lounge through dining room, kitchen, cellar, bathroom, and two double bedrooms. Enclosed rear courtyard. Full PVCu double glazing and gas central heating. Residents only parking

This good sized end terrace cottage offers spacious accommodation, and is located within a quiet area of Congleton yet within a stone's throw of the town centre which offers its array of shops, bars and restaurants. A level walk from the town centre, 1.3 miles to the railway station, which has accessibility to Manchester, Liverpool and Leeds, and close to the cricket ground, bowls and tennis club. Congleton sits on the edge of the picturesque Peak District and is located conveniently for the M6 motorway, 170 miles north of London and 58 miles from Birmingham.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

LOUNGE/THROUGH DINING ROOM 22' 3" x 11' 0" (6.78m x 3.35m):

Lounge Area 11' 5" x 11' 3" (3.48m x 3.43m): PVCu double glazed window to front aspect. Double panel central heating radiator. Pebble effect electric fire set on marble effect hearth and back

with plain wood fire surround. 13 Amp power points. Cupboard housing gas meter.

Dining Area 10' 7" x 8' 4" (3.22m x 2.54m): 13 Amp power points. Door to cellar head with steps down to cellar.

CELLAR 9' 5" x 8' 2" (2.87m x 2.49m): Light. Single panel central heating radiator.

KITCHEN 12' 0" x 6' 3" (3.65m x 1.90m): PVCu double glazed window to rear aspect. Tongue and groove panelling to ceiling. Range of beech effect fronted eye level and base units having granite effect preparation surfaces over with stainless steel one and a half bowl sink unit inset. Electric cooker with stainless steel extractor canopy over. Space and plumbing for washing machine. Space for fridge/freezer. Mosaic effect tiles to splashbacks. 13 Amp power points. Ceramic tiled floor.

REAR LOBBY : Ceramic tiled floor. Door to bathroom. PVCu double glazed door to outside.

BATHROOM : PVCu double glazed window to rear aspect. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mains fed shower over. Double panel central heating radiator. Glazed tiles to splashbacks. Ceramic tiled floor.

LANDING :

BEDROOM 1 FRONT 11' 4" x 11' 2" (3.45m x 3.40m): PVCu double glazed window to front aspect. 13 Amp power points. Double panel central heating radiator.

BEDROOM 2 REAR 10' 4" x 8' 1" (3.15m x 2.46m): PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Over stairs cupboard housing Vaillant combination boiler.

Outside :

REAR : Enclosed walled courtyard. Gated access to the rear with shared passageway leading onto Prospect Street.



SERVICES : All mains services are connected.

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

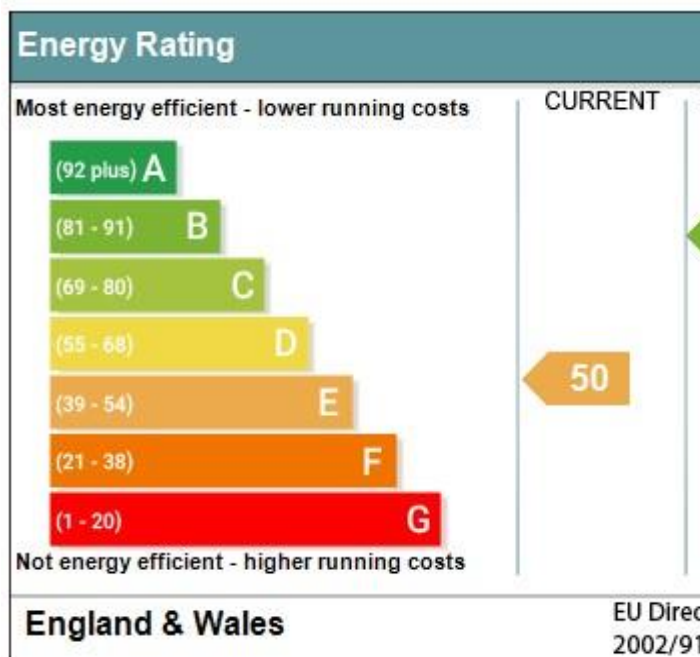
LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4DW

Address: 31 John Street, CONGLETON, CW12 4DW

RRN:





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

Timothy a
brown

www.timothyabrown.co.uk