



12 Hillfields

Congleton, Cheshire CW12 1JE

Selling Price: £139,950

- SPACIOUS TRADITIONAL TERRACED COTTAGE
- CLOSE TO CONGLETON PARK & TOWN CENTRE
- TWO DOUBLE BEDROOMS
- LARGE FIRST FLOOR BATHROOM
- USEFUL OUTBUILDINGS & UTILITY SPACE
- PRIVATE REAR YARD GARDEN

FOR SALE BY PRIVATE TREATY (Subject to contract)

Located in a convenient backwater of Congleton with a short walk of the town centre and Congleton award winning park, this traditional terrace cottage is constructed of brick elevations, having PVCu double glazing, has gas fired central heating all under a slate roof.

On entering the front door you have a lounge diner which leads onto a fitted kitchen.

At first floor level the landing allows access to two bedrooms and a bathroom.

There is a useful rear yard with sought after outbuilding for storage.

This is a great opportunity for a downsizer, first time buyer or buy to let investor, therefore a viewing is highly recommended, don't delay make the appointment!

The accommodation briefly comprises

(all dimensions are approximate)

LOUNGE DINER 20' 7" x 12' 1" (6.27m x 3.68m): PVCu double glazed windows to front and rear aspects. Laminate floor. 13 Amp power points. Two radiators.

KITCHEN 6' 6" x 9' 0" (1.98m x 2.74m): Laminated units with timber effect laminated surfaces. Inset single drainer stainless steel sink with mixer tap. Ceramic electric hob with oven below. Tiled splashbacks. 13 Amp power points. Radiator. Door to under stairs cupboard. Stairs. Door to rear. Quarry tiled floor.

BEDROOM 1 FRONT 12' 1" x 12' 1" (3.68m x 3.68m): PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

BATHROOM 8' 10" x 6' 3" (2.69m x 1.90m): PVCu double glazed opaque window. White suite comprising: low level W.C., wash hand basin set in vanity unit and 'P' shaped bath with mixer shower tap. Chrome towel rail. Store cupboard incorporating combi gas central heating boiler. Fully tiled walls. Tiled floor.

BEDROOM 2 REAR 9' 5" x 8' 0" (2.87m x 2.44m): PVCu double glazed window to rear aspect. Radiator. Access to roof space. One single power point.

Outside :

FRONT : Shared passage way to front.

REAR : Enclosed rear patio garden with outbuildings split into two sections. Gate to side.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV: CW12 1JE





12/24, 4:54 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK English | [Contact](#)

Energy performance certificate (EPC)

CHILFELDS CONCRETE CW12 1JH	Energy rating E	Valid until: 3 March 2021 Certificate number: 4120-074-0330-4001-1953
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Property type: Semi-detached house
 Total floor area: 62 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 by landlords on the regulations and exemptions https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/462422/landlord-guidance.pdf

Energy rating and score

The property's energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D		
39-54	E	52 E	
21-38	F		
1-20	G		

The graph shows the 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-certificates.service.gov.uk/energy-certificates/4120-074-0330-4001-1953>



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