



Timothy a  
brown  
passionate about property  
**TO LET**  
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**11 Antrobus Street,**  
Congleton, Cheshire CW12 1HG

**Monthly Rental Of £825**  
(exclusive) + fees

- PRIME LOCATION — WITHIN WALKING DISTANCE OF SHOPS, BARS, RESTAURANTS, & CONGLETON PARK
- WELCOMING LOUNGE WITH FEATURE FIREPLACE
- SPACIOUS DINING KITCHEN WITH ACCESS TO CELLAR & UTILITY ROOM
- TWO COMFORTABLE BEDROOMS
- BATHROOM WITH SHOWER OVER BATH
- ENCLOSED, PRIVATE REAR COURTYARD — PERFECT FOR RELAXING OR ENTERTAINING
- GAS CENTRAL HEATING & PVCU DOUBLE GLAZING
- EXCELLENT COMMUTER LINKS VIA M6 & CONGLETON RAILWAY STATION



## TO LET (Unfurnished)

### Charming Two-Bedroom Terrace in the Heart of Congleton.

Perfectly positioned just a short stroll from Congleton's vibrant town centre, this delightful mid-terrace home offers the ideal blend of convenience and character. With its cosy interiors, enclosed courtyard, and practical layout, it's a wonderful opportunity to make your own home.

Step inside to a welcoming lounge, complete with a feature fireplace, creating a warm and inviting atmosphere. The adjoining dining kitchen is well-proportioned and provides access to a useful utility room, which in turn opens out to the attractive rear courtyard — a private spot for morning coffee or evening relaxation.

Upstairs, the home offers two comfortable bedrooms alongside a bathroom fitted with a shower over the bath. Modern comforts include gas central heating and PVCu double glazing.

The location is simply unbeatable. Just moments from shops, bars, and restaurants, and a short walk to the award-winning Congleton Park, you'll also enjoy excellent transport links. The nearby railway station connects you to Manchester, Liverpool, and Leeds, while the M6 is within easy reach for commuters.

#### The accommodation briefly comprises:

(all dimensions are approximate)

**FRONT ENTRANCE** : PVCu double glazed front entrance door to:

**LOUNGE** 4.11m (13ft 6in) x 3.66m (12ft 0in) : PVCu double glazed window with inset lead effect to front aspect. Feature recessed fireplace. Single panel central heating radiator. 13 Amp power points. Stairs to first floor.

**DINING KITCHEN** 3.66m (12ft 0in) x 3.1m (10ft 2in) : PVCu double glazed window to rear aspect. Range of Maple effect eye level and base units with preparation surfaces over having stainless steel single drainer sink unit with mixer tap inset. Built-in 4-ring gas hob with electric oven below and extractor hood above.



Space for fridge/freezer. Single panel central heating radiator. 13 Amp power points. Tiled floor. Door to utility. Trap door with steps down to cellar.

**UTILITY** 1.96m (6ft 5in) x 1.32m (4ft 4in) : Single glazed window to rear aspect. White gloss effect eye level unit with marble effect roll edge laminate preparation surfaces below having space and plumbing for washing machine. Wall mounted gas central heating boiler. 13 Amp power points. Tiled floor. Door to rear courtyard.

#### First Floor :

**LANDING** : Doors to principal rooms. Access to partially boarded roof space via pull down ladder. Double panel central heating radiator.

**BEDROOM 1 FRONT** 3.66m (12ft 0in) x 3.07m (10ft 1in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR** 3.15m (10ft 4in) x 2.03m (6ft 8in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Deep airing cupboard over the stairs housing Ideal gas combi boiler.

**BATHROOM** : PVCu double glazed opaque window to rear aspect. Low voltage downlighters inset. White suite comprising: Panelled bath with telephone mixer tap and separate electric Gainsborough shower over. Pedestal wash hand basin. Low level w.c. Fully tiled walls. Single panel central heating radiator. Extractor fan.

#### Outside :

**REAR** : Fully enclosed courtyard with Indian stone paving. Gate to rear access.

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

**VIEWING** : Strictly by appointment through sole managing and letting agent **TIMOTHY A BROWN**.



LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 1HG

### Holding Deposit (per tenancy) – One week's rent

This is to reserve the property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-To-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and/or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

The holding deposit is required while we carry our preliminary checks and obtain employer's reference and credit reference.

If the checks and references are satisfactory, no later than on the day the Tenancy Agreement is to be signed, we require the following:-

- One month's rent in advance in **cleared funds** (less the amount of the holding deposit).
- A security deposit – equivalent to **five weeks rent** in **cleared funds**. This covers damages or defaults on the part of the tenant during the tenancy.
- Owing to recent global insecurities, proof of identity of all applicants will be required together with proof of identity, i.e. utility bills.

Your deposit is refundable at the end of the tenancy, subject to you complying with the terms of the Tenancy Agreement. The tenant is to be responsible for the Council Tax charge and other utility and service providers, attributable to the property.

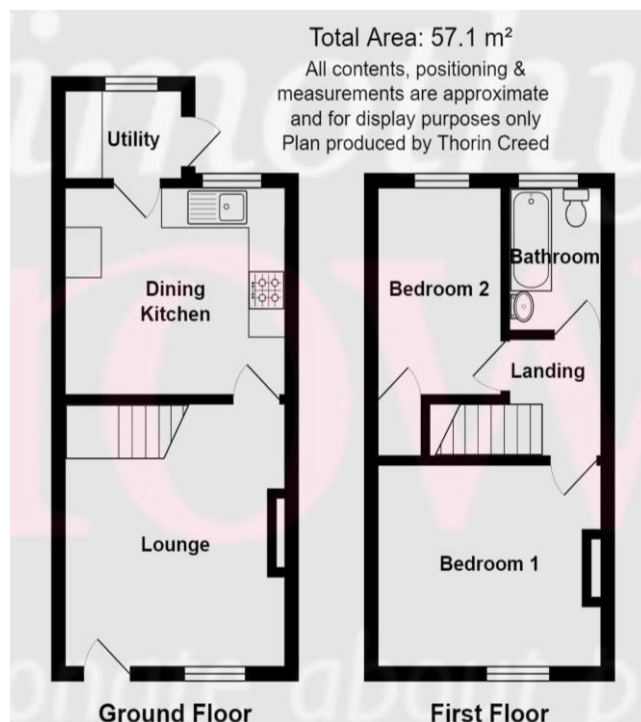
**Pets:** Where domestic pet(s) are accepted by the landlord the rent will be charged at a higher monthly amount. (This does not mean this particular landlord will accept any request for pets).

**The Department for Communities and Local Government "How to Rent – Checklist for renting in England" which can be downloaded at:**

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/723773/How to Rent Jul18.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/723773/How_to_Rent_Jul18.pdf)

#### 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.



### Energy performance certificate (EPC)

11 Antrobus Street CONGLETON CW12 1HG	Energy rating <b>C</b>	Valid until: 20 November 2032 Certificate number: 9380-2671-2290-2192-5255
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Property type

Mid-terrace house

Total floor area

57 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

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



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

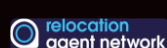
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

2-4 West Street Congleton Cheshire CW12 1JR

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Valuers & Estate Agents, Surveyors, Residential & Commercial Management

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