

# 16 Antrobus Street, Congleton, CW12 1HB



Nestled in the heart of Congleton on Antrobus Street, this charming, terraced house presents an excellent opportunity for a variety of buyers. With its prime town centre location, you will find yourself just a stone's throw away from local amenities, shops, and transport links, making it an ideal choice for those who appreciate convenience.

The property boasts two inviting reception rooms, the two spacious double bedrooms provide ample room for relaxation and rest, while the well-appointed bathroom on the first floor ensures comfort and privacy. Additionally, the cellar offers valuable storage space.

Whether you are a first-time buyer eager to make your mark on the property ladder, someone looking to downsize or an investor seeking a promising buy-to-let opportunity, this home is sure to meet your needs. With its blend of character, space, and location, this property is not to be missed!

## OIRO £120,000



**Entrance**

Entrance hall with coving to ceiling, picture rail and internal doors to;

**Lounge 10'06 x 9'11**

Glazed window to front elevation, coving to ceiling, marble effect surround and hearth with decorative wooden mantel, gas fire, built in cupboard housing meters, radiator.



**Dining Room 13'09 x 9'10 (into recess)**

Upvc double glazed window to rear elevation, tiled surround, and hearth, with decorative wooden mantel over, built in storage cupboard, radiator, and door to cellar.



**Kitchen 11'05 x 4'05**

Range of base, wall and drawer units, part tiled walls, built in oven, gas hob and cooker hood over, stainless steel sink unit with drainer, Upvc double glazed window to side elevation, Upvc double glazed obscured glass door to side elevation, space and plumbing for washing machine, space for undercounter fridge, cupboard housing boiler, radiator.



**Stairs to first floor landing**

Loft access, picture rail and built in storage cupboard.



**Bedroom One 13'09 x 10'06**

Glazed window to front elevation, picture rail, built in storage and radiator.



**Bedroom Two 9'11 x 9'03**

Upvc double glazed window to rear elevation, picture rail, walk in wardrobe and radiator.



**Bathroom 10'10 x 6'03**

Panel bath, low level WC, pedestal wash hand basin, part tiled walls, Upvc double glazed window to side elevation, airing cupboard with shelving, housing hot water cylinder, radiator.

**Externally**

Courtyard to rear, paved with shrubs and bushes to borders, walled with gated rear access.





**EPC-tbc**

**Council Tax- B**

**Tenure- Freehold**

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



