Timothy a brown

BRITISH PROPERTY AWARDS 2024 - 2025 GOLD WINNER LETTING AGENT IN CONGLETON

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BEST ESTATE AGENT GUIDE AWARDS 2026 WINNER LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 EXCELLENT SALES AWARDED FOR MARKETING I SERVICE I RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 TOP 500 LETTINGS AWARDED FOR MARKETING I SERVICE I RESULTS

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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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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Timothy a brown

www.timothyabrown.co.uk

19 Antrobus Street

Congleton, Cheshire CW12 1HG

Selling Price: £168,000

- THREE-BEDROOM MID-TERRACE PROPERTY
- PRIME CONGLETON TOWN CENTRE LOCATION
- DECEPTIVELY SPACIOUS ACCOMMODATION (APPROX. 839 SQ FT)
- OPEN-PLAN LOUNGE THROUGH DINING AREA & FITTED KITCHEN
- USEFUL CELLAR
- FIRST-FLOOR SHOWER ROOM
- WITHIN WALKING DISTANCE OF SHOPS, AMENITIES & LEISURE FACILITIES
- IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY

It is rare to find a three-bedroom mid-terrace home occupying such a prime position within Congleton town centre.

This deceptively spacious property offers well-planned accommodation, featuring an open-plan lounge and dining area, access to a useful cellar, and a fitted kitchen.

To the first floor, there are three bedrooms and a shower room.

The location is particularly convenient, with a wide range of shops, amenities, and recreational facilities all within comfortable walking distance.

An early viewing is strongly recommended to appreciate the space and potential on offer.

Ideal for first-time buyers or investors alike, the property provides many of the features typically sought in a home of this character and style.

The total floor area extends to approximately 839 sq ft and presents an excellent opportunity for a purchaser to add their own finish and personal touch.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE HALL : PVCu double glazed door with arched window light over. Coving to ceiling. Radiator. Stairs off. Door to:

DINING AREA 11' 7'' x 9' 6'' (3.53m x 2.89m): PVCu double glazed window to front aspect. Coving to ceiling. Radiator.

LOUNGE AREA 11' 11'' x 9' 11'' (3.63m x 3.02m): Timber single glazed window to rear aspect. Coving to ceiling. Door leading to cellar. Steps down to cellar. Inset traditional electric fireplace. Door to:

CELLAR 13' 2'' x 8' 11'' (4.01m x 2.72m): Vaulted ceiling. Power and light. Fully dry compound.

KITCHEN 16' 0'' x 6' 3'' (4.87m x 1.90m): PVCu double glazed window to side and rear aspect. Range of wall, drawer and base units with roll top preparation surfaces incorporating one and a half bowl sink with mixer tap. Four ring ceramic hob. Built-in electric oven. Space for freestanding fridge freezer. Space and plumbing for dishwasher and washing machine. PVCu door to rear yard. Tiled walls and floor. Radiator.

First Floor :

LANDING : Access to fully boarded out loft void via pull down ladder. Airing cupboard with water tank. Doors to three bedrooms and shower room off.

MASTER BEDROOM 1 FRONT 13' 0'' x 11' 7'' (3.96m x 3.53m) maximum: PVCu double glazed window to front aspect. A full range of fitted bedroom furniture incorporating wardrobes, drawers and cupboards. Radiator.

BEDROOM 2 REAR 7' 4'' x 11' 10'' (2.23m x 3.60m): Timber single glazed framed window overlooking the rear. Radiator.

BEDROOM 3 REAR 6' 1'' x 10' 3'' (1.85m x 3.12m) maximum: PVCu double glazed window to rear aspect. Radiator.

SHOWER ROOM : PVCu double glazed opaque window to side aspect. Shower cubicle with electric shower. Wall mounted hand wash basin and W.C. Tiled walls. Extractor fan.

Outside :

REAR : Paved yard with brick wall borders. Right of way over adjoining property and onto River Street. Brick built shed.

TENURE : Freehold (Subject to solicitors verification).

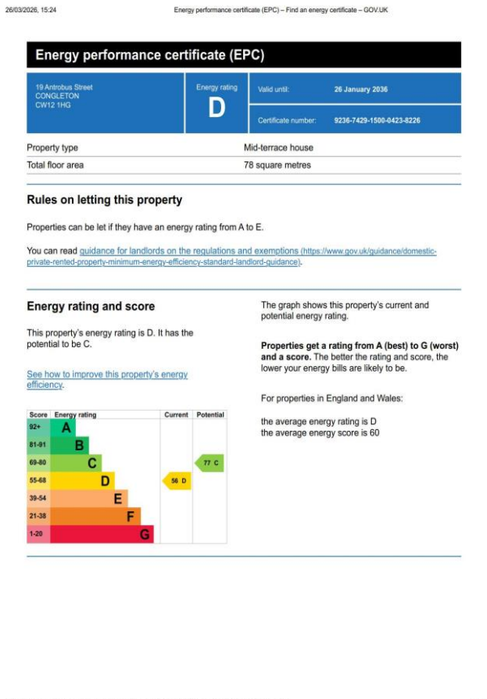
SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1HG



26/03/2026, 15:24 Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

19 Antrobus Street CONGLETON CW12 1HG	Energy rating D	Valid until:	26 January 2036
		Certificate number:	9236-7429-1500-0423-8226

Property type	Mid-terrace house
Total floor area	78 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).

Energy rating and score

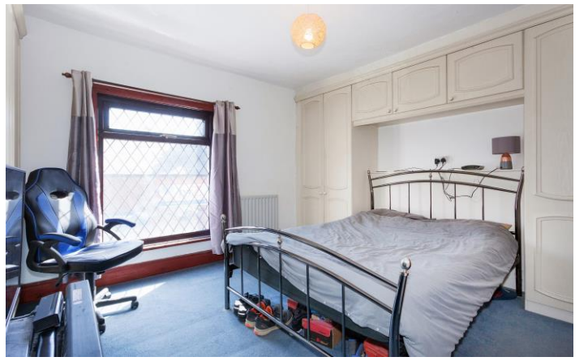
This property's energy rating is D. It has the potential to be C.

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

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