Timothy a brown

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

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10 Antrobus Street

Congleton, Cheshire CW12 1HG

Offers Over £90,000

- TWO-BEDROOM MID-TERRACE PROPERTY IN A HIGHLY CONVENIENT LOCATION
- JUST A SHORT WALK FROM CONGLETON TOWN CENTRE AND LOCAL AMENITIES
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- DINING KITCHEN WITH ACCESS TO USEFUL CELLAR STORAGE
- GROUND FLOOR SHOWER ROOM AND ENCLOSED REAR COURTYARD
- TWO GENEROUS DOUBLE BEDROOMS TO THE FIRST FLOOR
- EXCELLENT COMMUTER LINKS VIA CONGLETON STATION AND THE NEARBY M6 MOTORWAY
- NO ONWARD CHAIN – IDEAL FOR FIRST-TIME BUYERS OR INVESTORS

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN - IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY.

Situated just a stone's throw from Congleton town centre, this charming two-bedroom mid-terrace property presents an excellent opportunity for first-time buyers, investors, or those seeking a conveniently located home with amenities close at hand. The accommodation is well-proportioned throughout and benefits from gas-fired central heating and PVCu double glazing.

The ground floor comprises a welcoming lounge featuring an attractive fireplace and staircase rising to the first floor, together with a spacious dining kitchen providing access to the cellar, offering useful storage space. A shower room completes the ground floor accommodation, whilst a rear door leads out to a private enclosed courtyard yard.

To the first floor are two generous double bedrooms, both offering comfortable living space and flexibility for a variety of purchaser requirements.

The property's location is a particular highlight, being within easy walking distance of Congleton's vibrant town centre, with its excellent selection of independent shops, bars, cafés, and restaurants. Beautiful Congleton Park is also just a short stroll away, providing delightful green space for leisure and recreation.

For commuters, the property is ideally positioned with convenient access to the M6 motorway network and rail connections from Congleton Station, approximately 1.2 miles away, offering direct links to Manchester, Liverpool, and beyond.

Offered for sale with no onward chain, this attractive home represents a fantastic opportunity to secure a well-located property in the heart of this thriving market town.

The accommodation briefly comprises:

(all dimensions are approximate)

FRONT ENTRANCE : PVCu double glazed front door with stained glass insert to:

LOUNGE 12' 4'' x 10' 1'' (3.76m x 3.07m): PVCu double glazed window with inset lead effect to front aspect. Double panel central heating radiator. 13 amp power points. BT telephone point (subject to BT approval). Corner plinth forming television shelf. Television aerial point. Feature fireplace with oak effect fire surround housing electric log effect stove inset. Stairs to first floor.

KITCHEN DINING AREA : PVCu double glazed window to rear aspect. One single and one double panel central heating radiators. 13 amp power points. Access to cellar. Space and plumbing for washing machine. Wall mounted Ideal Esprit central heating boiler. Eye level and base units with preparation surfaces and stainless steel single drainer sink unit. Space for fridge freezer.

INNER AREA 6' 5'' x 5' 5'' (1.95m x 1.65m): PVCu double glazed window to rear aspect. Timber door to side access with right of way over next adjoining property.

REAR PORCH : Tiled floor. Door to enclosed yard.

SHOWER ROOM : PVCu double glazed window to side aspect. Separate fully enclosed shower cubicle housing Triton electric shower. Wash hand basin. Low level W.C. Fully tiled walls.

First Floor : LANDING :

BEDROOM 1 FRONT 12' 4'' x 10' 1'' (3.76m x 3.07m): PVCu double glazed window with inset lead effect to front aspect. Single panel central heating radiator. 13 amp power points.

BEDROOM 2 REAR 10' 6'' x 10' 1'' (3.20m x 3.07m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 amp power points. Built-in wardrobe. Recessed wardrobe with access to roof space.

Outside : REAR : Enclosed yard. Door from inner area provides right of way over yard of adjoining property.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1HG





Find an energy certificate (/) English | Cymraeg

Energy performance certificate (EPC)

10, Antrobus Street CONGLETON CW12 1HG	Energy rating **D**	Valid until:	**9 July 2029**
		Certificate number:	**8401-6223-5190-7960-9996**

Property type	Mid-terrace 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 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 B.

See how to improve this property's energy efficiency.

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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