

# Timothy a brown



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[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)

## 10 Bollington House

Canal Road, Congleton, Cheshire CW12 3AP

Selling Price: £185,000

- STYLISH THREE BEDROOM PENTHOUSE DUPLEX APARTMENT
- CONTEMPORARY OPEN-PLAN LIVING/DINING/KITCHEN AREA
- THREE GENEROUS DOUBLE BEDROOMS
- PRINCIPAL BEDROOM WITH MODERN ENSUITE SHOWER ROOM
- SLEEK HIGH GLOSS KITCHEN WITH INTEGRATED APPLIANCES
- WALKING DISTANCE TO CONGLETON TOWN CENTRE AND RAILWAY STATION
- IMMEDIATE ACCESS TO THE MACCLESFIELD CANAL TOWPATH
- ALLOCATED RESIDENTS' PARKING AND INTERCOM SYSTEM

A Stylish Three Bedroom Penthouse Duplex in a Prime Canal-Side Location Offering contemporary living across two impressive levels, this well presented three double bedroom penthouse duplex apartment combines fashionable interiors with an enviable location just moments from the Macclesfield Canal, Congleton town centre and railway station.

Forming part of an exclusive and intimate mixed development of apartments and duplexes, the property enjoys a highly convenient setting with a convenience store and public house only a short stroll away, whilst Congleton Railway Station can be reached within approximately ten minutes on foot, making it ideal for commuters and lifestyle buyers alike.

The accommodation is both spacious and versatile, with a private reception hall leading to three generous double bedrooms, including an impressive principal bedroom with contemporary ensuite shower room, alongside a stylish main bathroom.

To the upper floor, the property opens into a striking open-plan living, dining and kitchen space designed with clean lines and a modern aesthetic throughout. The kitchen is fitted with a sleek range of high gloss units complemented by integrated appliances including hob, oven, fridge, freezer and washer, creating an ideal space for both entertaining and everyday living.

Further benefits include full double glazing, electric heating, security intercom system and allocated residents' parking.

Positioned with immediate access to the canal towpath, perfect for scenic walks and outdoor enjoyment, this unique and unconventional home offers a superb blend of convenience, style and character.

An outstanding penthouse duplex that delivers contemporary canal-side living with plenty to offer.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**FRONT ENTRANCE** : Door with security intercom gives access to communal entrance hall and staircase with door leading to:

**L -SHAPED ENTRANCE HALL** : Low voltage downlighters inset. Dimplex wall mounted convector heater. Built-in airing cupboard housing hot water cylinder on the Economy 7 system. Built-in understairs cloak/storage cupboard. Door to:

**INNER HALL** : PVCu double glazed window to front aspect. Staircase to upper floor living dining kitchen.

**BEDROOM 1 FRONT 13' 6" x 12' 5" (4.11m x 3.78m) to wardrobes:** PVCu double glazed window to front aspect. Dimplex wall mounted convector heater. Two wall lights. Door to:

**EN SUITE SHOWER ROOM 5' 10" x 5' 9" (1.78m x 1.75m):** White suite comprising: low level W.C., pedestal wash hand basin and fully tiled shower cubicle with sliding doors housing a thermostatically controlled mains fed shower. Chrome ladder style radiator. Shaver point. Fitted mirror. Extractor fan. Ceramic tiled floor.

**BEDROOM 2 REAR 12' 4" x 10' 1" (3.76m x 3.07m) overall:** PVCu double glazed window to rear aspect. Dimplex wall mounted convector heater. Two wall lights.

**BEDROOM 3 REAR 12' 4" x 8' 0" (3.76m x 2.44m) overall:** PVCu double glazed window to rear aspect. Dimplex wall mounted convector heater. Two wall lights.

**BATHROOM 6' 9" x 6' 0" (2.06m x 1.83m):** White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with chrome mixer tap and chrome shower unit and screen over. Chrome ladder style radiator. Shaver point. Extractor fan. Fitted mirror. Ceramic tiled floor.

**LIVING DINING KITCHEN 18' 5" x 17' 7" (5.61m x 5.36m):** Open plan fitted with a range of contemporary style eye level and base units with preparation surface over having stainless steel sink unit with chrome mixer tap. Electrolux 4-ring ceramic hob with extractor over and electric oven below. Integrated washing machine. Integrated fridge and freezer. Breakfast bar with seating for 3. Two Dimplex wall mounted convector heaters. Three wall lights. Security intercom receiver. Television aerial point. Numerous velux roof lights.

**OUTSIDE** : One designated parking space.

**SERVICES** : Mains electricity, water and drainage are connected (although not tested). Economy 7 heating.

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

**TENURE** : Leasehold. 125 years from 1st January 2007. 105 years remaining. Service charge - £207.35 per month.

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** C

**DIRECTIONS:** SATNAV CW12 3AP

