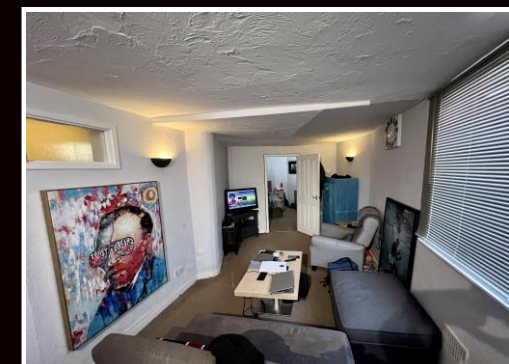


Disclaimer  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

**Flats 1 & 2 Silk Street,**  
Congleton, Cheshire CW12 4DH

**Selling Price: £110,000**

- GREAT INVESTMENT OPPORTUNITY
- GROUND & FIRST FLOOR FLATS WITH TENANTS IN SITU
- GENERATING £425 PCM AND £475 PCM RESPECTIVELY
- CLOSE TO TOWN CENTRE & CONGLETON PARK
- FULL PVCU DOUBLE GLAZING TO BOTH FLATS



FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*A READY MADE INCOME GENERATING PROPERTY INVESTMENT\*\*\*

\*\*\*IDEAL FOR THE BUDDING LANDLORD TO ADD TO THEIR PORTFOLIO AND EQUALLY OF INTEREST TO THOSE STEPPING FOOT INTO PROPERTY INVESTMENT WORLD\*\*\*

GOOD SOLID INVESTMENT OPPORTUNITY - TASTEFULLY CONVERTED CHARACTERFUL GROUND AND FIRST FLOOR FLATS EACH INCOME GENERATING £425 PCM AND £475 PCM RESPECTIVELY - SELLING WITH TENANTS IN SITU.

FIRST FLOOR - with its own private entrance. External stairs leading up to the private flat entrance. The vestibule with shower room off then leads to the open plan kitchen diner. A separate lounge is found to the front. From the dining area of the kitchen is a staircase leading up to the mezzanine bedroom area. The windows are PVCU double glazed and the property is warmed via gas central heating.

GROUND FLOOR – a compact one bedroom flat, again with its own private entrance. The flat entrance leads into the reception vestibule. Firstly is the shower room fitted with a crisp white suite. Stepping down from the private entrance vestibule is the large open plan living kitchen and adjacent is the DOUBLE BEDROOM. The windows are PVCU double glazed and the property is warmed via electric heaters.



Their location is practical too, with such an array of conveniences laid out on its doorstep, as they're literally only a couple of minutes' walk of the town centre with its ever increasing selection of shops, bars and restaurants as well as being only a short walk to the “award winning” Congleton Park. A majestic place, with children’s play areas, playing fields and the eclectic bar/restaurant “Stock at The Pavilion”, which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national rail networks and frequent expresses to London.

The accommodation briefly comprises: (all dimensions are approximate)

Flat 1 - First Floor :

First Floor : PVCu front door to:

INNER HALL : Door to:

SHOWER ROOM : White suite comprising: low level w.c., pedestal wash hand basin and shower cubicle housing a mains fed shower. Single panel central heating radiator. Ideal combination gas central heating boiler.

DINING KITCHEN 19' 8" x 8' 10" (5.99m x 2.69m) Overall :

Kitchen Area 2.69m (8ft 10in) x 2.29m (7ft 6in) : PVCu double glazed window to side aspect. Laminate kitchen units with electric hob and oven. Stainless steel sink. Space and plumbing for washing machine. 13 Amp power points.

Dining Area 3.15m (10ft 4in) x 2.74m (9ft 0in) : PVCu double glazed window to side aspect. Double panel central



heating radiator. 13 Amp power points. Television aerial point. Stairs to mezzanine level.

LOUNGE 3.25m (10ft 8in) x 2.74m (9ft 0in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point.

MEZZANINE BEDROOM 3.25m (10ft 8in) x 2.74m (9ft 0in) max : Velux window. 13 Amp power points.

Flat 2 - Ground Floor : Wood grain effect double glazed door to:

ENTRANCE VESTIBULE 7' 4" x 4' 5" (2.23m x 1.35m) : Walnut effect floor. Large opening to:

OPEN PLAN KITCHEN/LIVING AREA 22' 10" x 8' 10" (6.95m x 2.69m) :

Kitchen Area : PVCu double glazed window to side aspect. Fitted with a range of pine effect eye level and base units having black granite effect preparation surfaces over with stainless steel single drainer sink unit inset. Inset Lamona 4-ring electric hob with Lamona electric oven below and extractor hood over. Space for under counter fridge. Space and plumbing for washing machine. Tiled to splashbacks. Fitted shelves. 13 Amp power points.

Living Area 15' 11" x 8' 9" (4.85m x 2.66m) : PVCu double glazed window to side aspect. Two wall mounted electric heaters 13 Amp power points. Television aerial point.

BEDROOM SIDE 12' 0" x 9' 0" (3.65m x 2.74m) max : PVCu double glazed window to side aspect. Wall mounted electric heater. 13 Amp power points.

SHOWER ROOM 6' 7" x 4' 6" (2.01m x 1.37m) : Opaque glazed window to living area. Fited with a white suite comprising: low level w.c., pedestal wash hand basin and



enclosed shower cubicle having mains fed shower and sliding door. Wall mounted fan heater.

TENURE : Leasehold 150 years. Annual Ground rent per property £100. Service charge per property £250 per annum.

SERVICES : Flat 1: All mains services are connected (although not tested) Flat 2: Electric and water only (although not tested)

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

TAX BAND: A

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4DH

