



12 Derby Street

Congleton, Cheshire CW12 1HZ

Selling Price: £115,000

- RENOVATION & MODERNISATION PROJECT
- IDEAL FOR INVESTORS OR DEVELOPERS
- POTENTIAL TO ADD SIGNIFICANT VALUE
- TWO DOUBLE BEDROOMS
- PVCU DOUBLE GLAZING
- LOUNGE & DINING KITCHEN
- ENCLOSED REAR YARD
- CONVENIENT LOCATION
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO CHAIN

This property offers an excellent opportunity for investors, developers, or buyers seeking a renovation project with strong potential to add value.

Although it may appeal to first-time buyers, obtaining a mortgage could prove challenging due to the extent of modernisation required, and lenders may request a larger-than-average deposit.

Conveniently situated, the PVCu double-glazed accommodation comprises a lounge, dining kitchen, and bathroom to the ground floor, with two double bedrooms to the first floor.

Externally, there is an enclosed rear yard.

Requiring a full programme of updating and improvement, this property presents a fantastic opportunity to create a comfortable home or investment property.

Early viewing is highly recommended to appreciate the potential on offer.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : PVCu front door to:

LOUNGE 12' 3" x 11' 0" (3.73m x 3.35m): PVCu double glazed window. Open fire place with inset gas fire. Door to dining kitchen.



DINING KITCHEN 12' 3" x 11' 2" (3.73m x 3.40m): PVCu double glazed window. Fitted with a range of laminated base and eye level units. Inset single drainer stainless steel sink with mixer tap. Under stairs cupboard. Door to rear lobby.

REAR LOBBY : Door to cylinder cupboard. Door to bathroom. PVCu double glazed door to rear yard.

BATHROOM 6' 0" x 5' 6" (1.83m x 1.68m): PVCu double glazed window to side aspect. White suite comprising low level W.C., pedestal wash hand basin and panelled bath. Tiled to splash backs.

First Floor : **LANDING** : Doors to bedrooms.

BEDROOM 1 FRONT 12' 3" x 11' 0" (3.73m x 3.35m): PVCu double glazed window to front aspect.

BEDROOM 2 REAR 12' 2" x 11' 4" (3.71m x 3.45m): PVCu double glazed window to rear aspect. Cupboard over the staircase.

Outside : **REAR** : Shared rear yard with gate access to car parking.

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

TENURE : We understand the property is freehold, however, part of next door (No.10) extends over the bathroom of the subject property.

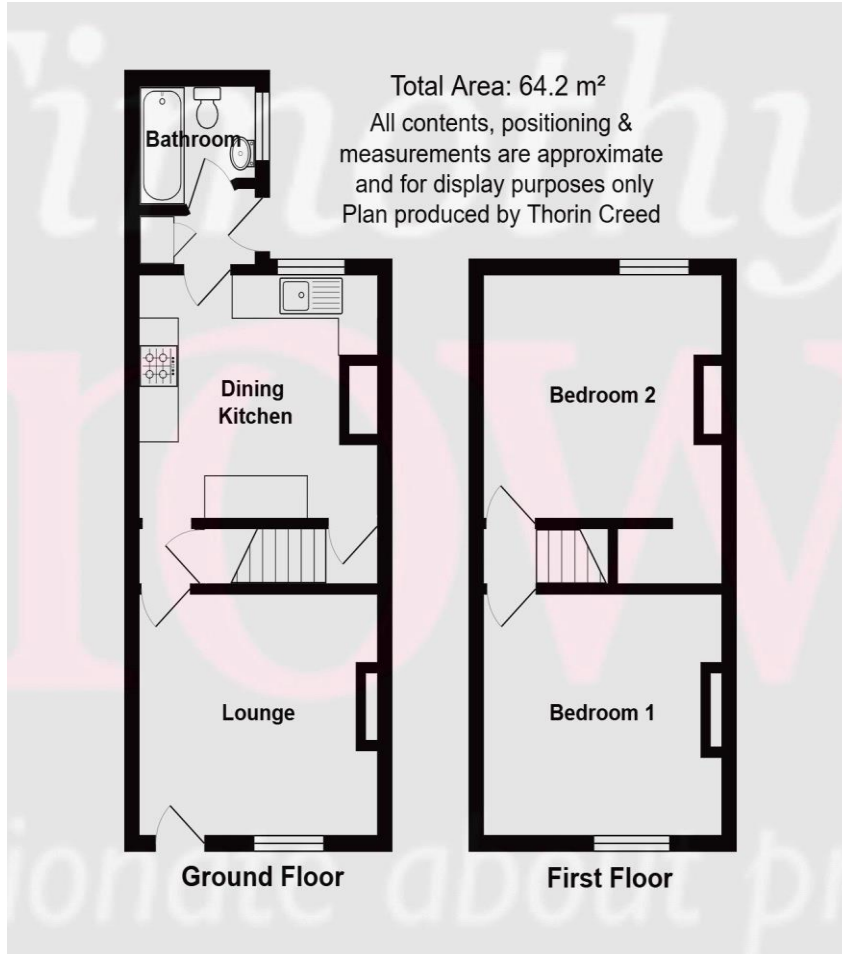
VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 1HZ





Find an energy certificate (7) English | [Cymraeg](#)

Energy performance certificate (EPC)

12 Daily Street CONGLETON CW12 1JR	Energy rating G	Valid until 8 July 2036
	Certificate number 6360 2036 1426 2296 6471	

Property type	Semi-detached house
Total floor area	64 square metres

Rules on letting this property

! You may not be able to let this property

This property has an energy rating of G. It cannot be let, unless an exemption has been registered. You can [view exemptions for landlords on the GOV.UK website](#) and [exemptions from the Energy Performance Certificate \(EPC\) regulations](#). Properties can be let if they have an energy rating from A to E. You could make changes to [improve the property's energy rating](#).

Energy rating and score

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