

Timothy a brown



67 Antrobus Street,
Congleton, Cheshire CW12 1HE

Selling Price: £69,000

- DUPLEX LIVING IN PRIME TOWN CENTRE LOCATION
- TWO VERSATILE RECEPTION ROOMS
- WELL EQUIPPED KITCHEN WITH AMPLE STORAGE
- MODERN SHOWER ROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- STEPS AWAY FROM SHOPS, CAFES, & TRANSPORT LINKS

FOR SALE BY PRIVATE TREATY (Subject to contract)

Duplex Apartment in Prime Town Centre Location!

Discover the charm and convenience of this well-positioned **duplex apartment**, set across the ground and lower ground floors in the heart of the town centre. Perfectly suited for flexible living, this characterful home offers a unique layout and shared outdoor space to enjoy.

Ground Floor Features:

- Welcoming communal entrance hall.
- **Two versatile reception rooms**, ideal for living, dining, or working from home.
- Rear porch leading to a **modern shower room**.

Lower Ground Floor:

- A well-equipped kitchen with ample storage and workspace.

Additional benefits include **PVCu double glazing**, **gas-fired central heating**, and access to a shared rear yard, perfect for relaxing or socialising. Situated just steps away from shops, cafes, and transport links, this property offers unbeatable convenience and lifestyle appeal.

Whether you're a first-time buyer, investor, or looking for a town-centre base, this duplex apartment is a fantastic opportunity.

The accommodation briefly comprises:

(all dimensions are approximate)

COMMUNAL ENTRANCE HALL : External door & door leading to the apartment.

FRONT ROOM 10' 6" x 8' 2" (3.20m x 2.49m): PVCu double glazed window. Central heating radiator and ceiling coving. Archway to

the rear room and door to the stairwell to the lower ground floor kitchen.

REAR ROOM 11' 7" x 11' 1" (3.53m x 3.38m): PVCu double glazed window to the rear aspect. Oak wood style floor and central heating radiator. Door leading to the rear porch.

REAR PORCH : Part glazed external door opening to the rear shared yard. Tiled floor. Sliding door to the shower room.

SHOWER ROOM : Frosted window to the rear. Shower cubicle; pedestal sink; W.C; tiled walls and floor.

LOWER GROUND FLOOR KITCHEN 10' 10" x 11' 1" (3.30m x 3.38m): High level double glazed window. Fitted kitchen suite with work surfaces with integrated sink and drainer. Freestanding cooker plus a fridge freezer which is to be gifted to the next tenant. Tiled flooring and walling. Gas boiler. Large storage cupboard.

OUTSIDE : There is a shared rear yard plus a pathway leading on to North St.

TENURE : Leasehold.

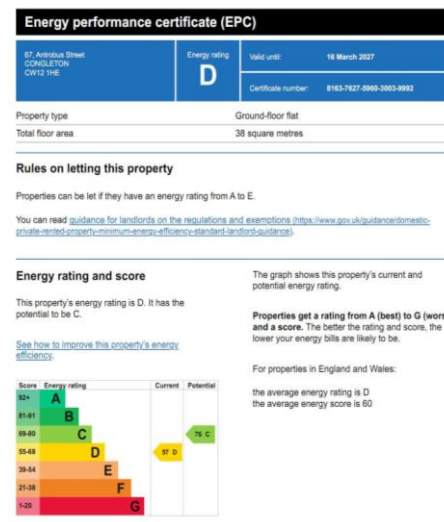
SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY:

TAX BAND: A

DIRECTIONS: SATNAV CW12 1HE



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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Email:

contact@timothyabrown.co.uk



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

www.timothyabrown.co.uk

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