



9 ANTROBUS STREET, CONGLETON, CW12 1HG

£175,000



STEPHENSON BROWNE

Stephenson Browne are proud to market this charming two bedroom mid terrace on the ever popular Antrobus Street. Perfectly situated within the town center, this property is ideal for those seeking easy access to local amenities, shops, and transport links.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. The extended rear of the house features a well-appointed breakfast kitchen, fitted with integrated appliances and a newly fitted central heating boiler, with open access into the dining area its the perfect place for enjoying morning meals or casual dining with family and friends. In addition there is under stair access to the cellar, a great space for a variety of uses. The layout is both practical and welcoming, making it an excellent choice for first-time buyers, investors or those looking to downsize.

To the first floor the property boasts two double bedrooms and a four piece suite bathroom, conveniently located, ensuring that all essential facilities are within easy reach.

Outside, the property features a good size yard, ideal for enjoying the fresh air or perhaps cultivating a small garden. Additionally, off-road parking is available, a valuable asset in a town center location.

This mid-terrace house on Antrobus Street presents a wonderful opportunity to embrace a vibrant community lifestyle while enjoying the comforts of home. With its appealing features and prime location, it is certainly worth considering for your next move.



Lounge

11'8" x 10'11"

External front door access, UPVC double glazed window to the front elevation, wooden flooring, feature brick fireplace, central heating radiator, ceiling light fitting, power points.

Dining Room

11'10" x 9'1"

Stair access to first floor accommodation, ceiling light fitting, wooden flooring, central heating radiator, power points, under stair access to the cellar, open access into the breakfast kitchen.

Breakfast Kitchen

10'9" x 9'9"

Fitted breakfast kitchen comprising wall and base units with work surface over, tiled splash back, breakfast bar, inset porcelain sink with double drainer and mixer tap, four ring gas hob with extractor over, integrated eye level oven and grill, integrated fridge freezer, space and plumbing for washing machine and dryer, wooden flooring, ceiling light fitting, houses the boiler, ample power points, external access door out into the rear yard, UPVC double glazed window to the rear elevation.

Cellar

8'10" x 8'9"

Power and Light, a great additional space for a variety of uses.

Bedroom One

10'11" x 10'4"

UPVC double glazed window to the front elevation, ceiling light fitting, wooden flooring, central heating radiator, two built in double wardrobes, power points.

Bedroom Two

10'11" x 9'3"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bathroom

11'8" x 5'7"

Four piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer taps and shower attachment, half tiled walls, shower with glass screen shower door, tiled splash back and removable shower head, storage cupboard, chrome heated towel rail, single glazed window to the side elevation, ceiling spotlights.

Externally

To the rear of the property is an enclosed private yard which is fully paved for easy maintenance with gated access available to the left hand side for bin access. In addition there is off road parking available.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

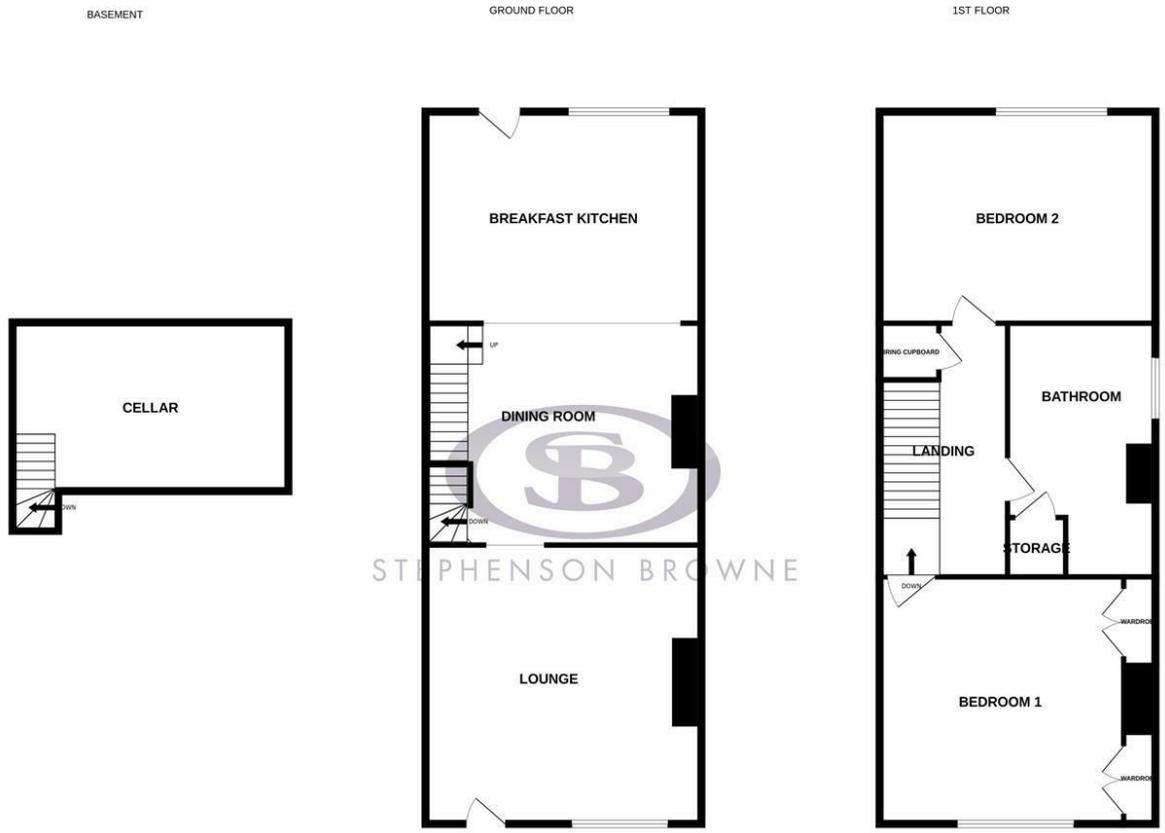
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Floor Plan



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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