

49 WEST STREET, CONGLETON, CW12 1JY

£275,000

STEPHENSON BROWNE

A conveniently located terrace property split into four flats providing a current fully let gross income of £24,840 per annum, also benefitting its own car park to the rear, a stand out feature for a town centre property. Available with tenants in situ (currently two out of four flats are occupied, a further flat will be tenanted shortly).

The heart of Congleton Town Centre offers many different and some recently new and upcoming restaurants, bars and pubs with lots of charming cafes, little shops, hairdressers, barbers and of course all essential health care. There are also good schools within walking distance and great transport links.

Flat 1- £500pcm- One bedroom ground floor flat comprising living room, breakfast kitchen, bedroom and shower room. Also with yard area to the rear.

Flat 2- £600pcm- One bedroom first floor flat comprising living room, kitchen, two bedrooms and shower room.

Flat 3- £495pcm- One bedroom first floor flat comprising living room, kitchen, bedroom and shower room.

Flat 4- £475pcm- One bedroom second floor flat comprising living room, kitchen, bedroom and four piece suite bathroom.

Basement- large store room comprising of three separate areas. Access via double doors to the rear.

Ideal opportunity for investors! Call us on 01260 545600 to arrange a viewing.













FLAT 1
£500pcm- One bedroom ground floor apartment, yard area to the rear, gas central heating and double glazed windows.

Living Room
16'8" x 15'11"

Breakfast Kitchen
11'3" x 10'2"

Bedroom
12'6" x 10'1"

Shower Room
7'5" x 6'3"

FLAT 2
£600pcm- Two bedroom first floor apartment, gas central heating and double glazed windows.

Living Room
10'1" x 9'1"

Kitchen
9'3" x 8'11"

Bedroom One
12'7" x 10'4"

Bedroom Two
12'6" x 5'5"

Shower Room
7'4" x 3'3"

FLAT 3
£495pcm- One bedroom first floor apartment, gas central heating and double glazed windows.

Living Room
12'7" x 9'10"

Kitchen
10'0" x 6'1"

Bedroom
11'8" x 10'2"

Shower Room
6'1" x 2'7"

FLAT 4
£475pcm- One bedroom second floor apartment, four piece suite bathroom and Velux windows. Gas central heating is being connected to this flat on 24th March.

Living Room
14'11" x 8'6"

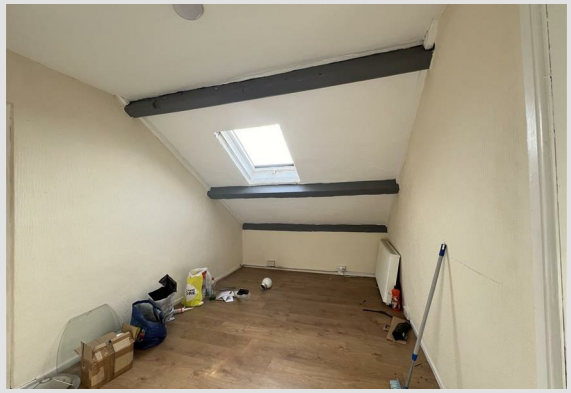
Kitchen
10'11" x 7'1"

Bedroom
16'0" x 9'3"













Bathroom
9'5" x 9'4"

BASEMENT
Large store room comprising of three separate areas. Access via double doors to the rear.

EXTERNALLY
Car park to the rear with ample off road parking.

Agents Note
Council Tax Band is per flat.

AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.







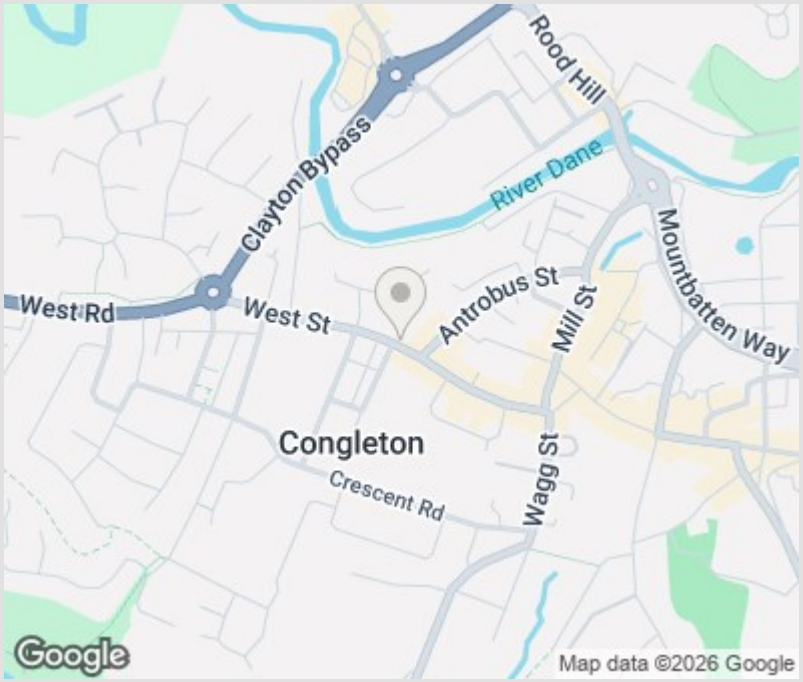


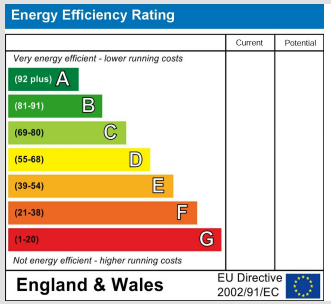
Floor Plan

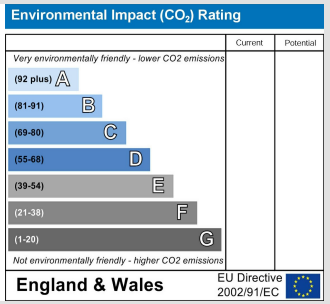


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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







Viewing

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

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

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