



Back Lane, Congleton, CW12 4PP.
£150,000

Whittaker & Biggs Est. 1930

Back Lane,
Congleton, CW12 4PP.

This immaculately presented and charming one bedroom cottage has many original features including an impressive original fireplace and beamed ceiling.

The kitchen opens out onto a generous flagged courtyard with a seating area and brick-built outhouse.

This beautiful character cottage is ideally located in one of Congleton's most sought after areas, with easy access to the excellent local primary and senior schools as well as West Heath Shopping area and the picturesque Astbury Mere Water Park a short distance away.



Lounge 11' 11" x 13' 0" (3.64m x 3.97m)

Having uPVC part glazed door to the front elevation, uPVC triple glazed window to the front aspect, wood effect flooring, characterful beamed ceiling, feature fireplace, and a radiator.

Kitchen 12' 3" x 11' 9" (3.74m x 3.58m)

Having a uPVC double glazed door to the rear elevation giving access to the rear courtyard, uPVC double glazed window to the rear elevation, having a fitted unit to the base level, stainless steel sink with drainer, under stairs storage cupboard, Worcester gas fired central heating boiler, tiled flooring, radiator, and stairs to first floor.

First Floor Landing

With a uPVC double glazed window to the rear elevation, and loft access.

Bedroom One 12' 0" x 13' 0" (3.66m x 3.95m)

A spacious double bedroom with a uPVC triple glazed window to the front elevation, wood effect flooring, built in wardrobe, and a radiator.

Bathroom 5' 9" x 7' 11" (1.74m x 2.41m)

Having a uPVC double glazed window to the rear elevation, panelled bath with shower attachment over, pedestal hand wash basin with hot and cold water taps over, WC with push flush, radiator, part tiled walls, and tiled flooring.

Externally

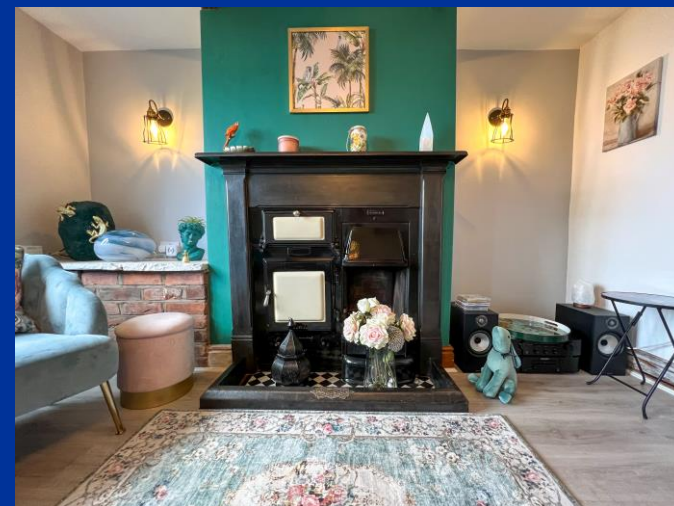
To the front aspect the property features an enclosed graveled garden with flagged pathway leading to the front door, and hedge borders. To the rear of the property is an enclosed flagged

patio area with brick-built outhouse, flagged seating area, fenced boundaries.

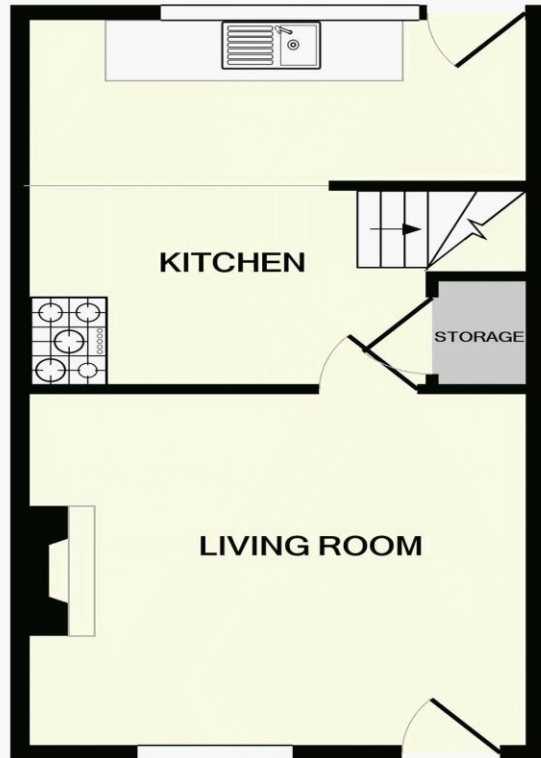
Note:
Council Tax Band: B

EPC Rating: C

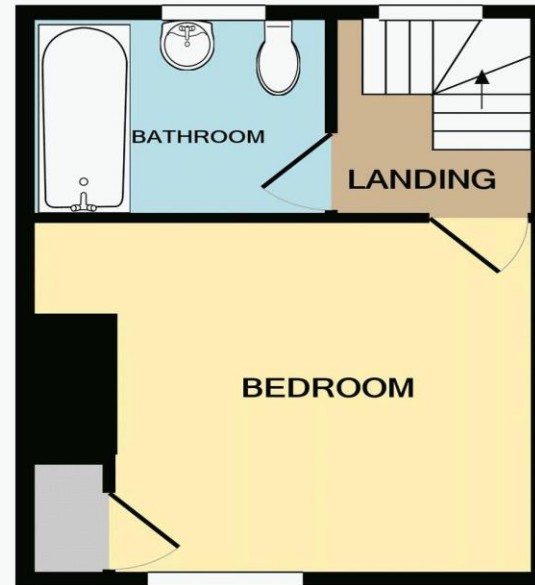
Tenure: Freehold







GROUND FLOOR



1ST FLOOR

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**Whittaker
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