



Eardley Crescent, Congleton, CW12 1ND.  
£185,000

Whittaker <sup>Est. 1930</sup>  
& Biggs



## Eardley Crescent, Congleton, CW12 1ND.

This mid terraced house offers extremely spacious and truly surprising sized accommodation.

This home is offered for sale having been in the same family for over 40 years. The accommodation includes three good sized bedrooms, including two doubles with built in wardrobe storage to each room. The Entrance Hall is spacious and gives access to a family sized lounge with dual aspect windows, plus a dining kitchen which has three store cupboards and space for a dining table. The rear vestibule offers potential to extend the kitchen or create a utility space. For convenience there's a ground floor w.c in addition to the first-floor bathroom.

Although in need of modernisation there is UPVC double glazing and a gas fired central heating boiler. There are gardens to both the front and rear aspect with the rear being laid to lawn and of a generous size, creating further opportunity for a conservatory, if required.

The front garden offers potential for off road parking also. However, there is unrestricted on street parking available.

Located within a sought-after location, the property is stone's throw from Congleton Park, with a direct walkway nearby. Close to local amenities, shops, local school, and a direct route to Macclesfield, this is an ideal project for those looking for an affordable property with no upward chain.





### Entrance Hall

Having a composite modern front entrance door, with obscured glazed panel. Radiator, UPVC double glazed window to side aspect. Stairs to first floor, landing.

### Lounge 17' 9" x 11' 4" (5.40m x 3.46m)

Having UPVC double glazed windows to the front and rear aspect. Feature tiled fireplace with electric fire, radiator, TV point.

### Dining kitchen 10' 11" x 11' 6" (3.32m x 3.51m)

Plus pantry store and store cupboard  
Having a range of fitted base units with original wall mounted cupboards. Fitted worksurface with incorporating single drainer stainless steel sink unit. Plumbing for washing machine. Gas cooker point. Two Walk-in pantry stores & additional store cupboard with shelving. UPVC double glazed window to the rear aspect overlooking the gardens.

### Rear vestibule 5' 2" x 6' 5" (1.58m x 1.95m)

Having side access door to entry, timber side entrance door to the rear garden. Walk in store cupboard.

### W.C.

Having high-level W.C, single glazed obscured window to side aspect.

### First Floor Landing

Having UPVC double glazed window to the front aspect. Access to loft space. Built in store cupboard, having shelving and linen storage.

### Bedroom One 13' 6" x 11' 2" (4.11m x 3.41m)

Window to the rear aspect overlooking the gardens, built in store cupboard with shelving. Radiator, overhead light point.

### Bedroom Two 11' 10" x 11' 4" (3.61m x 3.45m)

Having UPVC double glazed window to the rear aspect, walk in store cupboard.

### Bedroom Three 7' 2" x 8' 10" (2.19m x 2.69m)

Having UPVC window to front aspect, walk-in store cupboard with shelving.

### Family Bathroom 7' 3" x 7' 2" (2.20m x 2.19m)

Having a panelled bath, low level WC, pedestal wash hand basin. Radiator, UPVC double glazed obscured window to the front aspect, part tiled walls.

### Externally

Lawned front garden with gated front access & access to the side entry. Potential for off road parking. Established hedged boundary. Rear garden laid to lawn with fenced & hedged boundary. Brick built store.

### Note:

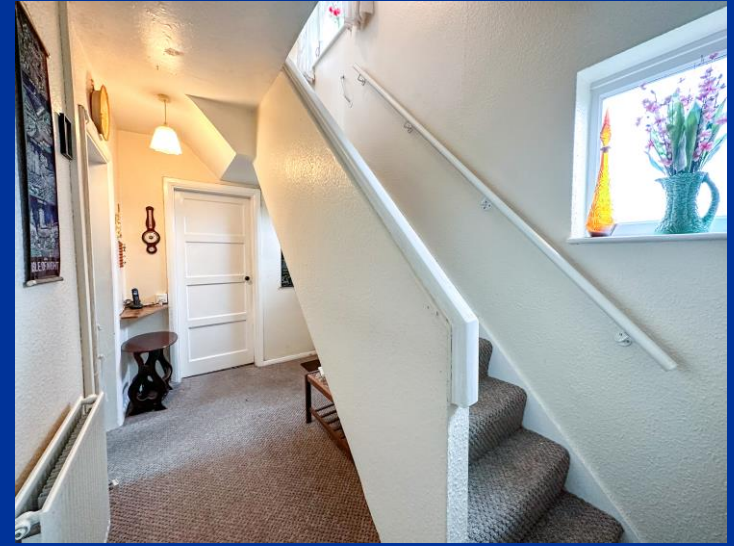
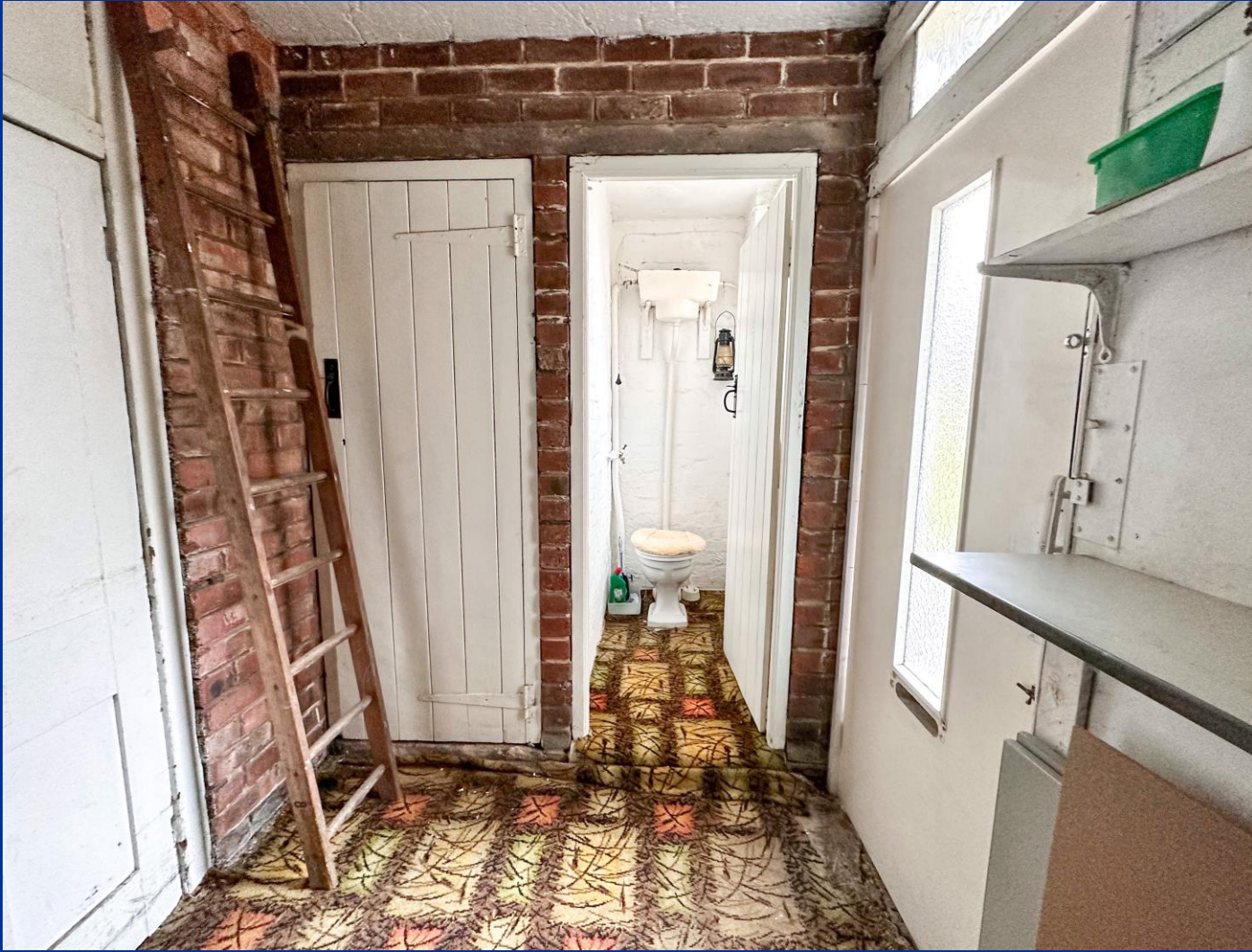
Council Tax Band: B

EPC Rating: D

Tenure: Believed to be Freehold







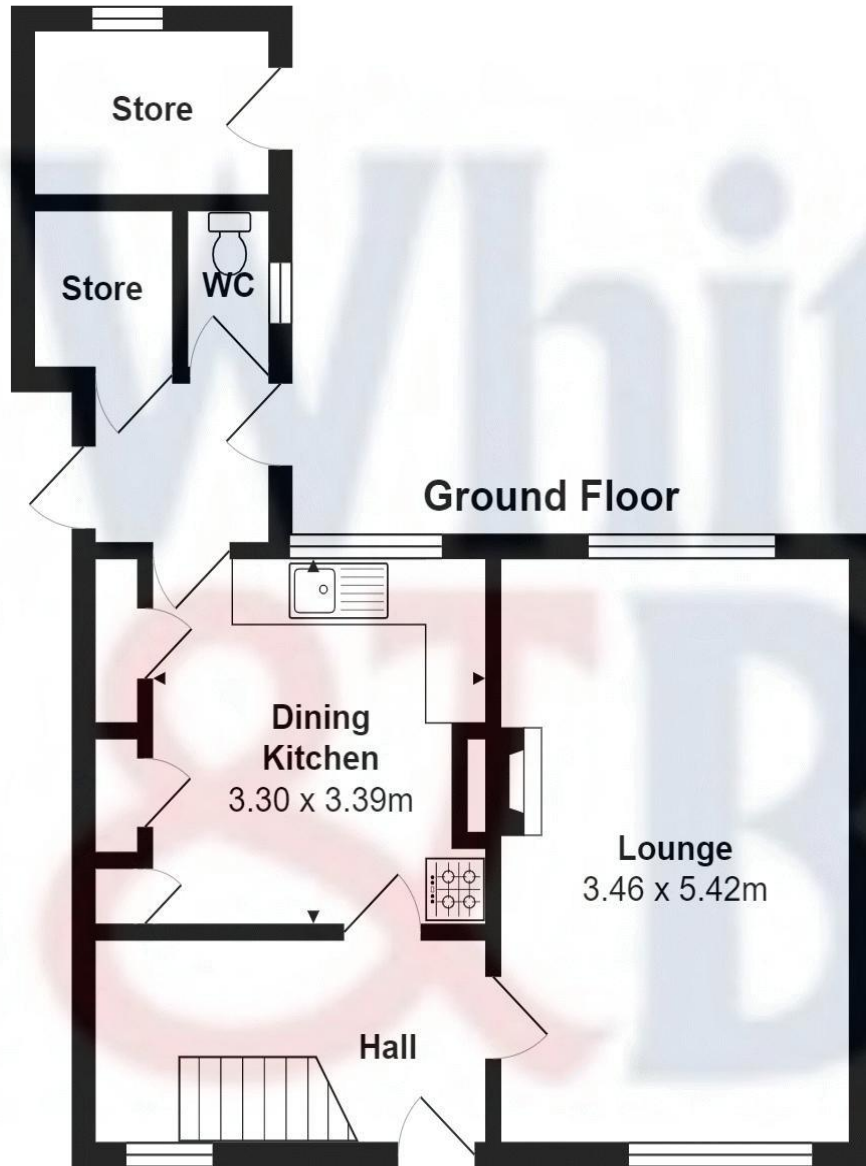






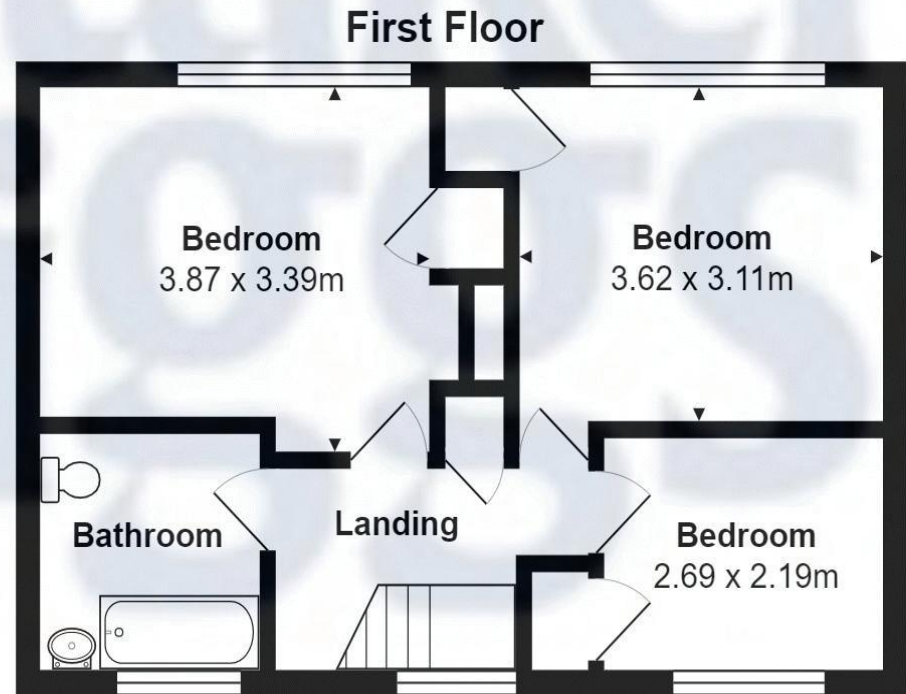






Total Area: 96.4 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed







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