



Wards Lane, Congleton, CW12 3LN.
£335,000

Whittaker Est. 1930
& Biggs

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This waterfront property is part of a converted Mill which offers a privileged position overlooking the Millpond, as well as extensive accommodation over 4 floors which includes a mezzanine level, carport, underground garage and utility room.

The views are absolutely spectacular throughout the seasons and even in the winter are simply breathtaking promoting a lifestyle that only the fortunate few get to experience.

The internal accommodation is just as impressive with a spacious lounge that overlooks the waterfront and adjoins the newly refurbished kitchen, which is styled with on trend units, quality appliances and incorporating breakfast bar.

Two further floors offer four fantastic sized bedrooms plus two bathrooms. There's also a mezzanine level to one of the bedrooms creating the perfect office space.

Although the waterfront offers the most picturesque outlook, the rear also features a beautiful outlook via the private raised terrace with far reaching views and greenery.

Located via a private track within a small cluster of premium properties, this is ultimate lifestyle property.



Breakfast Kitchen 13' 1" x 10' 3" (3.99m x 3.12m)

Double glazed wooden window to rear aspect, single glazed wooden door leading to outside terrace area and access steps. Stylish fitted breakfast kitchen with wall, base units and work surfaces over, breakfast bar, built in oven with induction hob and extractor fan. Integral microwave fridge/freezer and dishwasher, composite sink and drainer. Underfloor heating, tiled floor, radiator

Living room 13' 1" x 14' 2" (3.99m x 4.32m)

Wooden double-glazed window and door leading to front aspect onto patio area, under stair storage, under floor heating, tiled floors, radiator.

Bedroom Four/Dining Room 13' 1" x 11' 0" (3.99m x 3.35m)

Two double glazed wooden windows to front aspect, laminate flooring, radiator.

First Floor Landing 3' 5" x 8' 11" (1.04m x 2.72m)

Access to bedroom/dining room, bathroom third bedroom and stairs leading to second floor.

First Floor Bathroom 3' 6" x 8' 11" (1.07m x 2.72m)

Modern three-piece suite with low level WC, wall mounted hand wash basin and double shower cubicle, towel radiator, under floor heating, fully tiled walls, spotlights

Bedroom Three 13' 2" x 9' 0" (4.01m x 2.74m)

Two double glazed wooden windows to the rear aspect, radiator.

Second Floor Landing 5' 7" x 5' 11" (1.70m x 1.80m)

Access to bedroom one and two with above mezzanine, bathroom.

Bedroom One 13' 2" x 11' 0" (4.01m x 3.35m)

Two double glazed wooden windows to front aspect, ceiling beams, wall lights, radiator.

Second Floor Bathroom 5' 7" x 8' 10" (1.70m x 2.69m)

Modern three-piece suite, corner low level WC, pedestal hand basin, bath with shower over, tiled floor, spotlights, half paneled walls, radiator

Bedroom Two 13' 1" x 11' 8" (3.99m x 3.56m)

Two double glazed wooden windows to the rear aspect, ceiling beams, spotlights, stair access leading to mezzanine, radiator.

Mezzanine 12' 9" x 8' 8" (3.89m x 2.64m)

Accessed via the second bedroom.

Utility Room 12' 11" x 7' 0" (3.94m x 2.13m)

Utility area with space for appliances

Garage 12' 11" x 19' 11" (3.94m x 6.07m)

Access through the up and over garage door from car port, fitted boiler housed.

Externally

Two paved decking areas to the front and rear aspect, carport with access to garage and utility, allocated parking and visitor parking.

Note:

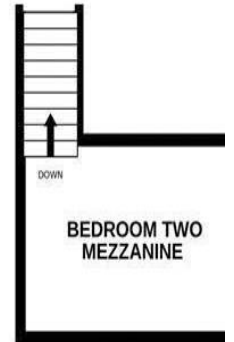
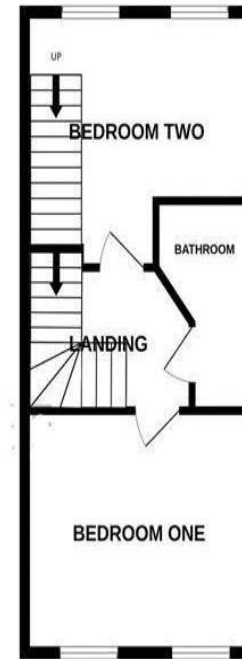
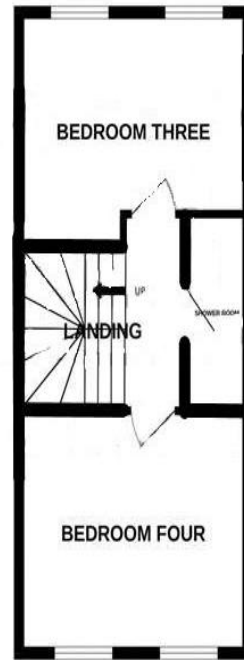
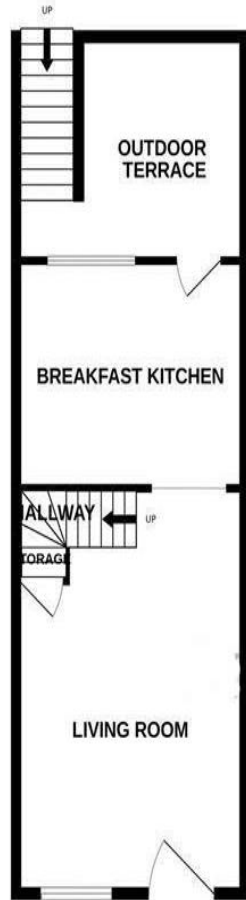
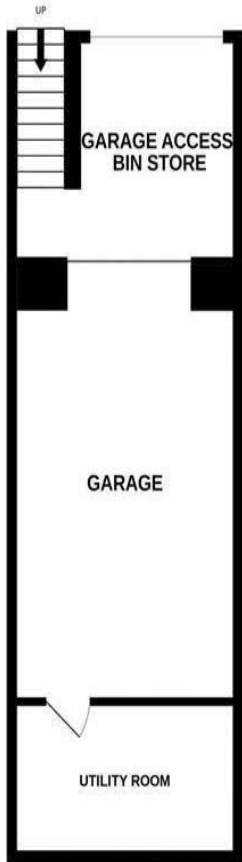
Council Tax Band: E

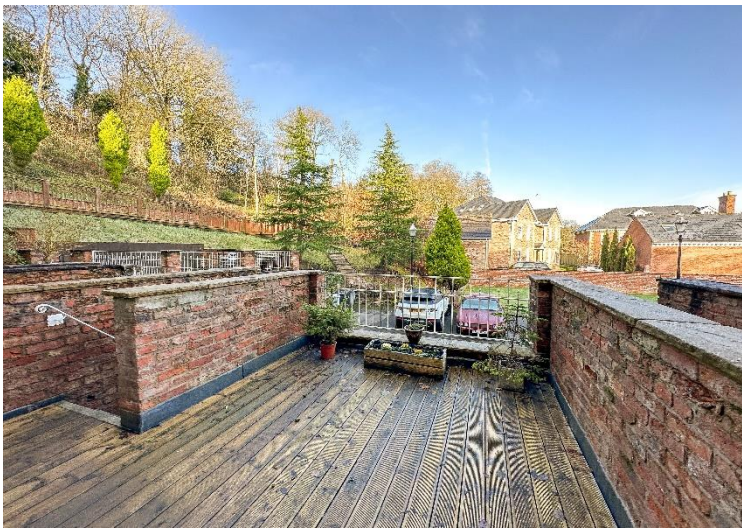
EPC Rating: C

Tenure: Leasehold









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