



Whittaker
& Biggs
FOR SALE 01260 273241
whittakerandbiggs.co.uk

Lawton Street, Congleton, CW12 1RU.
£280,000

Whittaker & Biggs Est. 1930

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This property promotes a fantastic lifestyle. Imagine walking out into the bustling street of Congleton with so many amenities and eateries on your doorstep, catering for every taste and budget, as well as being a stone's throw from beautiful communal gardens and with a view of the Town Hall that pierces the sky with its prominence.

This traditional home offers impressive accommodation over three floors including an open plan lounge and combined diner that's elevated from the roadside allowing privacy.

There's also a well-equipped kitchen leading off from the dining area and allowing access to the fantastic sized gardens.

There are two good sized cellars which have been converted to offer usable space whilst offering potential for a cinema room, office or additional family room plus an additional utility store which are a welcomed and a rare addition to such a property.

There are stunning focal points including sash windows, exposed beams and a striking cast iron spiral staircase with ornate galleried landing giving access to each floor.

To the first floor there are three double bedrooms, with two having built in wardrobes. The family bathroom is extremely spacious with both a bath and separate shower cubicle.

Worthy of a particular mention has to be the generous sized gardens that are one of the most surprising and alluring features of this property.

From the rear courtyard there is a fantastic garden laid to lawn with defined areas which are sure to delight purchasers.

For those that need to commute there is rail access that is walkable as long as you're fit and able. If the allure of the town Centre isn't enough for you, then there's plenty more delights of Congleton that are also nearby, including the award-winning Congleton Park and picturesque strolls along the Macclesfield canal.

There is free on street parking (evenings and Sundays) subject to availability, in addition there are also low-cost car parks in the vicinity which are a couple of minutes stroll away. Eateries and the culinary delights of all those fabulous independent eateries are all within your immediate location.

Properties of this size and location are rarity to the market.

Entrance Porch

Having fitted hanging hooks, radiator, timber front entrance door with obscure glazed panel

Lounge/ Diner 17' 3" x 22' 5" (5.26m x 6.84m)

Having oak engineered flooring with wall light points, exposed beams to ceiling. Radiators, two sash windows to front aspect which are elevated allowing internally privacy from the roadside. Defined dining area with radiator and continuous engineered oak flooring. Feature wrought iron

spiral staircase giving access to the first-floor landing and cellar area.

Kitchen 12' 2" x 9' 0" (3.70m x 2.75m)

Having a range of wall mounted cupboard and base units with fitted worksurface over incorporating a 1 1/2 bowl single drainer stainless steel sink unit with mixer tap over. Space for an electric cooker. Integral fridge freezer, space for dishwasher. Radiator, part tiled walls and fully tiled floor, UPVC double glazed window to rear aspect, gas fired central heating boiler. UPVC rear entrance door with full length clear glazed panel given access to patio and gardens

Cellar Room One 15' 9" x 7' 9" (4.80m x 2.37m)

Recessed lighting to ceiling, cupboard concealing electricity meters.

Cellar Room two/ Office Area 9' 11" x 17' 8" (3.02m x 5.39m)

Recessed lighting to ceiling

Utility Room 10' 8" x 4' 3" (3.25m x 1.30m)

Having light and power point, plumbing for washing machine.

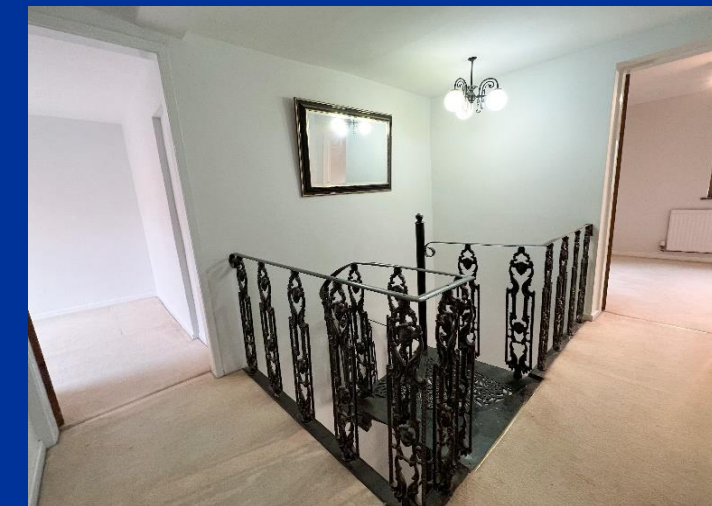
First Floor Galleried Landing

Having access to the partially boarded usable loft space. Galleried landing with ornate wrought iron railings and balustrade.

Bedroom One 11' 10" x 17' 8" (3.61m x 5.39m) into wardrobe

Having sash windows to front aspect, radiator, built in wardrobes to side wall with ample storage and hanging space.

Bedroom two 9' 1" x 12' 1" (2.78m x 3.68m) into wardrobe



Having UPVC double glazed window to rear aspect, radiator. Built in fitted wardrobes with concealed drawers and hanging rail.

Bedroom Three 8' 5" x 11' 6" (2.56m x 3.5m)

Having sash window to front aspect, radiator.

Family Bathroom 6' 7" x 9' 6" (2.01m x 2.89m)

Having a double ended panelled bath with central mixer tap and shower attachment, double width corner set shower cubicle with thermostatically controlled rainfall effect shower and Flexi shower, pedestal wash hand basin, WC. Fully tiled walls, recess lighting to ceiling, chrome heated towel radiator. Obscured double-glazed window to rear aspect.

Externally

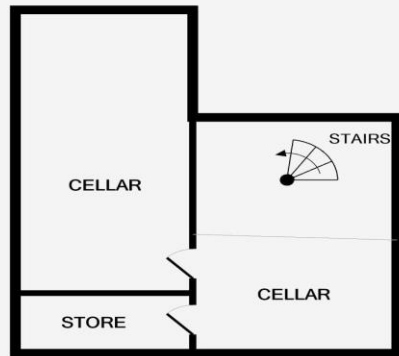
Benefitting from a rear courtyard perfect for outside entertaining whilst allowing access to the several defined garden areas with an array of established trees, planting borders and shrubs. The property also benefits from an additional doored passageway to the side allowing access between the main street and the rear garden whilst providing a useful bin storage.

EPC Rating- E
Tenure-Freehold
Council Tax Band -B

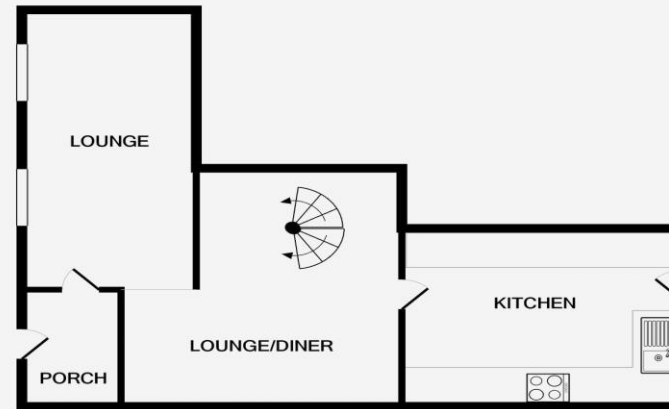
The current vendor has some interesting historical information and photographs regarding the property which has been passed down from the previous owner which shows who resided at the property dating back to 1851 and the occupations of those owners. This can be supplied when requesting a brochure.





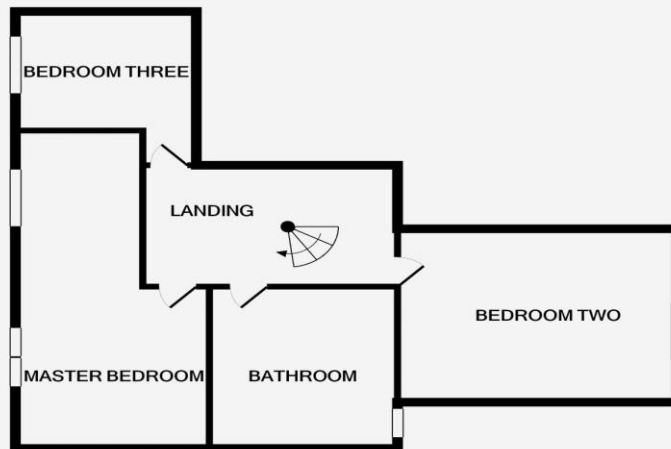


BASEMENT LEVEL



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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1ST FLOOR

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