



Energy performance certificate (EPC)	
15 Park Lane, Congleton, Cheshire, CW12 3DD	28 May 2024
C	1634-0258-9198-0006-0002
Property type	Semi-detached house
Total floor area	187 square metres
Rules on letting this property	
Properties can be let if they have an energy rating from A to E.	
You can find guidance for landlords on the regulations and exemptions at https://www.gov.uk/guidance/landlords-guide-to-energy-ratings	
Energy rating and score	
This property's energy rating is C. It has the potential to be B.	The graph shows this property's current and potential energy rating.
See how to improve this property's energy efficiency	Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.
	For properties in England and Wales, the average energy rating is D and the average energy score is 60.

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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52 Park Lane
Congleton, Cheshire CW12 3DD

Selling Price: £600,000

- PRESTIGIOUS WELL PRESENTED EXTENDED PERIOD RESIDENCE
- OPEN PLAN BREAKFAST KITCHEN/DINING/FAMILY AREA & UTILITY
- SEPARATE LOUNGE THROUGH DINING ROOM, PLUS LARGE OFFICE
- FOUR BEDROOMS, MASTER HAVING EN SUITE SHOWER ROOM
- EXTENSIVE DRIVEWAY & INTEGRAL GARAGE
- WELL MAINTAINED SOUTH FACING GARDENS WITH TIMBER DECKED TERRACE
- SOUGHT AFTER PARK LANE LOCATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

WOW! CAN WE GET A VIRTUAL ROUND OF APPLAUSE FOR THIS GORGEOUS FOUR BEDROOM PERIOD RESIDENCE. WE DON'T EVEN KNOW WHERE TO START IN DESCRIBING ITS BEAUTY. JUST WOW!

A beautiful period home gushing with sophistication and inherent features. The owners have kept the integrity of the stunning red brick exterior whilst sympathetically renovating and massively extending. A seamless WRAP AROUND KITCHEN EXTENSION has been created to the rear linking the 'old with the new' to form a fabulous kitchen/dining area with a bank of folding sliding doors opening to the rear garden, plus it's created a family room, large utility and downstairs cloakroom too!

Sitting in an elevated position in the beautiful setting of Park Lane within the Conservation Area, lawned gardens, established borders and extensive timber terrace are found within its boundaries.

52 Park Lane provides a rare combination of period grandeur and modern comfort, a great recipe for stylish family living. As is synonymous with this era, this handsome home is embellished with traditional features.

Park Lane has always been considered a pleasant and prestigious locality and boasts a mix of characterful housing. It is a home which has been lovingly restored, continuously and meticulously maintained. You will be hard pressed to find a family sized home located in a prime area with an such array of conveniences laid out on it's doorstep.

Literally within 2 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a recently opened micro bar hostelry...with a lovely eclectic relaxed atmosphere. School wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus before and after schools and a day nursery are within easy reach too. Both of the towns High Schools have bus stops quite literally on the doorstep of this property making school runs a whole lot easier. Mossley borders some beautiful countryside which can easily be accessed from this location. Local attractions include the Macclesfield

Canal, Biddulph Valley Way Nature Trail and Congleton Edge. There are also two golf courses and public houses nearby.

Those fortunate enough to be the eventual new owner of this prestigious residence, will, we are sure, enjoy this beautiful home for many years. Such stylish period establishments are not commonly available, and infrequently do they feature in the market place, so decisions need to be made with haste. The feeling of space, accentuated with the well-proportioned rooms and high ceilings, becomes immediately obvious as you step into the main entrance hallway with attractive quarry tiled floor. The main lounge through dining room features lofty ceilings and its original immense bay window provides a lovely aspect over the front gardens, whilst from the dining area, French doors open to the rear terrace. Discreetly off this immense sized room is a very useful office space, an ideal work from home study. The open plan and extended breakfast kitchen is slick, contemporary and ideal for a fast paced family blessed with modern sleek eye level and base units in pebble grey, and with an array of integrated appliances which then flows effortlessly into the family room with vaulted ceilings and Velux roof light, with a wide expanse of folding sliding doors which opens directly on to the extensive timber decked terrace, which overlooks the fabulous SOUTH FACING GARDENS. Discreetly off the kitchen is a large utility and separate cloakroom. The first floor galleried landing is light and airy, and from here are FOUR bedrooms (THE MAIN BEDROOM IS HUGE WITH ITS OWN ENSUITE SHOWER ROOM) and tasteful family bathroom.

Externally, and to the front is the extensive driveway for numerous vehicles and the INTEGRAL GARAGE. The rear gardens are simply stunning, being SOUTH FACING and blessed with impressive areas of timber decked terrace, just perfect to while away those sunny summer evenings. Formal lawns extend to approximately 80' with established boundary hedgerow and borders, plus there's ample space for a garden shed/workshop.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Timber panelled door with leaded and stained glass upper panels.

ENTRANCE LOBBY : Coving to ceiling. Tongue and groove panelling to half height. Timber framed door with leaded obscured glass to:

VESTIBULE : Low voltage downlighters inset. Double panel central heating radiator. 13 Amp power points. Quarry tiled floor. Opening to:



LOUNGE THROUGH DINING ROOM 28' 4" x 14' 2" (8.63m x 4.31m) maximum

LOUNGE AREA 14' 0" x 11' 2" (4.26m x 3.40m) to bay : Timber framed sealed unit double glazed bay window to front aspect. Two double panel central heating radiators. 13 Amp power points. Exposed floorboards. Recessed feature fireplace with oak mantle with slate hearth and back.

DINING AREA 14' 0" x 12' 9" (4.26m x 3.88m) to stairs : Double panel central heating radiator. 13 Amp power points. Exposed floorboards. Open plan stairs to first floor. Understairs store area. Timber framed French doors with leaded and glazed panels.

OFFICE 9' 5" x 7' 8" (2.87m x 2.34m) : Timber framed sealed unit double glazed window to side aspect. Fitted oak desk with matching shelves. Double panel central heating radiator. 13 Amp power points.

OPEN PLAN BREAKFAST KITCHEN 23' 3" x 10' 0" (7.08m x 3.05m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Extensive range of textured grey wood effect eye level and base units, and deep pan drawers having natural granite preparation surfaces over with stainless steel single sink unit inset with chrome mixer tap. Stainless steel 6-ring gas hob with contemporary extractor hood over. To one wall is a bank of matching units with integrated fridge/freezer. Two integrated Neff double electric ovens and microwave combination oven and warming drawer. Integrated dishwasher. The Corian surface continues creating a breakfast bar with seating for 6. Two wall mounted contemporary central heating radiators. Glazed white metro tiles to splashbacks. Amtico luxury vinyl floor tiles. Timber framed sealed unit double glazed folding sliding doors to the full width of the rear. Large opening to:

FAMILY ROOM 11' 5" x 7' 8" (3.48m x 2.34m) : Velux roof light. Contemporary wall mounted radiator. 13 Amp power points. Amtico luxury vinyl floor tiles. Timber framed folding sliding doors to rear garden.

UTILITY 12' 1" x 7' 7" (3.68m x 2.31m) : Velux roof light. Low voltage downlighters inset. Extensive range of textured grey wood effect eye level and base units with quartz preparation surfaces with ceramic one and a half bowl sink unit inset. Space and plumbing for washing machine. Space for fridge/freezer. Glazed grey metro tiles to splashbacks. Amtico luxury vinyl floor tiles. Wooden stable door to side aspect.

CLOAKROOM : Timber framed sealed unit double glazed window to side aspect. Modern white suite comprising: low level W.C. and vanity wash hand basin. Tongue and groove panelling to half height. Amtico luxury vinyl floor tiles.

Stairs to first floor with oak hand rail and stringers to galleried landing :

GALLERIED LANDING 24' 0" x 5' 8" (7.31m x 1.73m) maximum : Original timber framed window with leaded stained glass and additional window with obscured glass. 13 Amp power points. Single panel central heating radiator.

BEDROOM 1 FRONT 17' 4" x 12' 0" (5.29m x 3.65m) not into bay : Timber framed sealed unit double glazed bay window to front aspect. Coving to



ceiling. Double panel central heating radiator. 13 Amp power points. Feature cast iron fireplace.

EN SUITE : Low voltage downlighters inset. Modern white suite comprising: low level W.C., pedestal wash hand basin and large double sized shower cubicle with glass sliding door housing a mains fed shower. Avocado green glazed metro tiles to splashbacks. Extractor fan. Slate effect tiled floor with electric under floor heating.

BEDROOM 2 REAR 11' 1" x 9' 4" (3.38m x 2.84m) extending to 13'6" into recess with space for wardrobe : PVCu double glazed window to rear aspect. Double panel central heating radiator. Tongue and groove panelling to half height. 13 Amp power points.

BEDROOM 3 FRONT 15' 6" x 7' 7" (4.72m x 2.31m) : Timber framed sealed unit double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 9' 9" x 8' 7" (2.97m x 2.61m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. Tongue and groove panelling to half height. 13 Amp power points.

FAMILY BATHROOM 9' 1" x 6' 7" (2.77m x 2.01m) : PVCu double glazed window to side aspect. White suite comprising: low level W.C., ceramic wash hand basin set in vanity unit with drawers beneath. Tiled panel to bath with glass shower screen and mains fed shower over. Stone effect tiles to splashbacks and matching floor tiles with electric under floor heating. Contemporary style radiator.

OUTSIDE : FRONT : Stone gate posts and resin laid driveway for several vehicles.

REAR : Extending from the rear of the property is a stepped timber decked terrace which expands to the full width creating an immense outside chilling and dining area with feature brick wall, fixed seating and outside power and lighting. The decking continues to one side making it an ideal BBQ area. Beyond this terrace are the extensive mature gardens extending to approx 80ft in length, mainly laid to lawn, with shaped established flower borders and mature laurel boundary hedge. Large timber garden shed. Gated access to front via one side.

INTEGRAL GARAGE 16' 0" x 8' 0" (4.87m x 2.44m) internal measurements : Timber doors to front. Wall mounted Glowworm central heating boiler. Power and light. Personal door.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

TAX BAND: E **LOCAL AUTHORITY**: Cheshire East Council

DIRECTIONS: SATNAV: CW12 3DD

