



## Lyndon Cottage

Reades Lane, Congleton, Cheshire CW12 3LL

**Selling Price: £130,000**

- DELIGHTFUL SEMI RURAL COTTAGE
- ONE BEDROOM
- CLOSE TO OPEN COUNTRYSIDE OPPOSITE GOLF COURSE
- WALKING DISTANCE OF RAILWAY STATION & SHOPS & PUBLIC HOUSES AT HIGHTOWN
- NO CHAIN



## FOR SALE BY PRIVATE TREATY (Subject to contract)

Timothy A Brown are delighted to offer For Sale Lyndon Cottage which represents a delightful example of a traditional country cottage with a beautifully presented interior.

The accommodation is to be found in excellent decorative order comprising lounge, dining kitchen, bedroom and bathroom.

The semi rural position of the property is bound to attract those looking for open countryside close by yet still having the convenience of the Hightown shops and Railway station nearby. It's an idyllic spot yet without feeling isolated.

Benefitting from double glazing and gas central heating the property is likely to be of interest to many a different purchaser and so an early and internal inspection comes highly recommended.

### The accommodation briefly comprises

(all dimensions are approximate)

**ENTRANCE** : Traditional leaded light front door to:

**LOUNGE** 11' 10" x 11' 5" (3.60m x 3.48m): PVCu double glazed window to front aspect. Exposed beams. Double panel central heating radiator. Telephone point. Feature cast iron fireplace set on tiled hearth with coal effect living flame gas fire. Built-in storage cupboard. 13 Amp power points. Telephone point. Door to:

**DINING KITCHEN** 12' 8" x 7' 4" (3.86m x 2.23m) min 11'10" max: Double glazed window to rear aspect. Angular ceiling with exposed beams and velux roof window fitted with an attractive range of cottage style wall and base units having working surfaces

over. Stainless steel single drainer sink unit. Built-in Stoves hob with extractor above and oven. Double panel central heating radiator. Plumbing and space for washing machine. Space for fridge and freezer. Quarry tiled floor. Space for table and chairs. PVCu double glazed door to rear. Original timber stairs leading to:

**First Floor** :

**LANDING** : Traditional distressed pine doors to bedroom and bathroom.

**BEDROOM** 12' 0" x 11' 5" (3.65m x 3.48m) maximum: PVCu double glazed window to front aspect. Double panel central heating radiator. Telephone point. Television point. Double built-in wardrobe housing Worcester combination boiler. Access to roof space. 13 Amp power points.

**BATHROOM** 9' 3" x 6' 4" (2.82m x 1.93m): PVCu double glazed window to rear aspect. Inset downlighters. White suite comprising low level W.C., pedestal wash basin and panelled bath with mixer tap and shower attachment. Single panel central heating radiator. Tiled splashbacks. Extractor fan.

**FRONT** : To the front of the property are stone steps leading to the property and a stone laid front garden area.

**REAR** : To the rear is an Indian stone laid passageway.

**TENURE** : Freehold (subject to solicitors verification).

**SERVICES** : All mains services are connected.

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

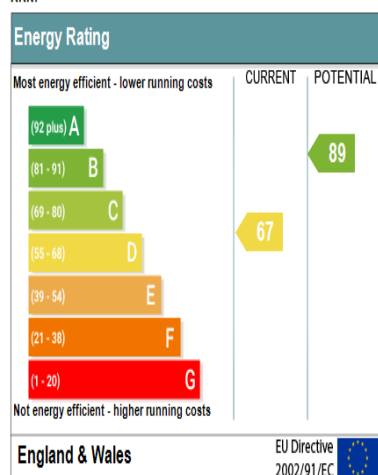
**LOCAL AUTHORITY**: Cheshire East Council

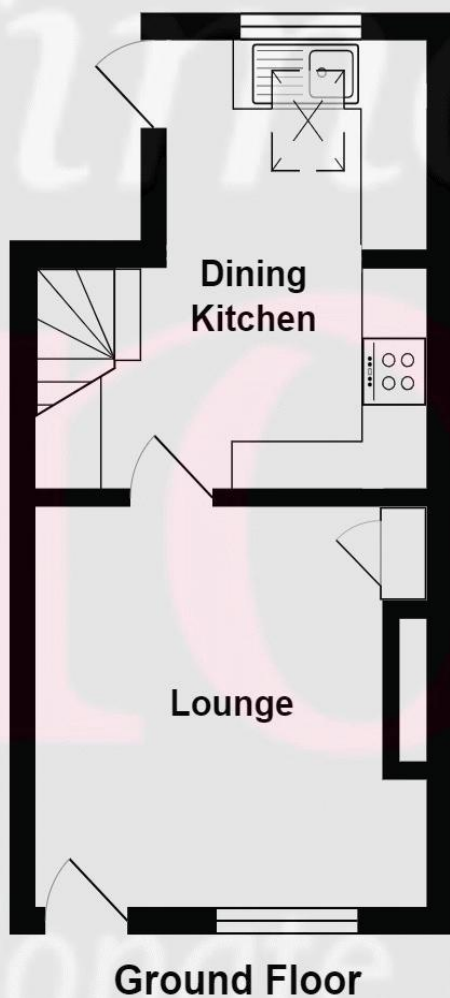
**TAX BAND**: B



**DIRECTIONS:** From our offices proceed down West Street turning right into Antrobus Street and left into Mill Street. At the roundabout turn right and proceed down Mountbatten dual carriageway through the traffic lights. At the next roundabout turn right through the traffic lights and proceed straight up Park Lane and continue passed the railway station until reaching the next set of traffic lights. Turn left into Reades Lane and the property will be found approximately 400m on the left hand side clearly identified by our For Sale board.

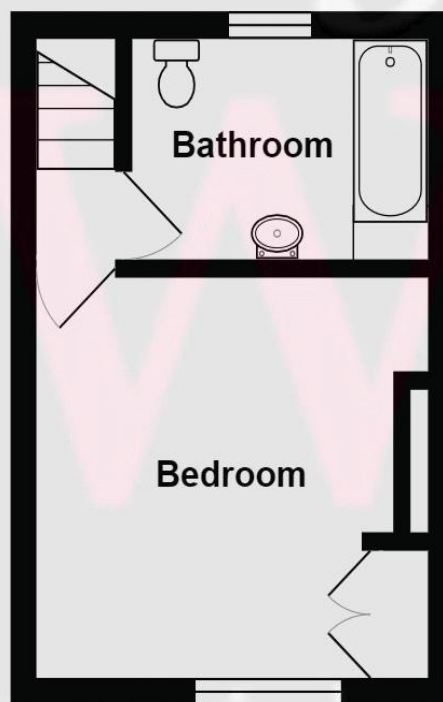
Address: Lyndon Cottage, Reades Lane, CONGLETON, CW12 3LL  
RRN:





**Ground Floor**

**Total Area: 45.0 m<sup>2</sup>**  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



**First Floor**

**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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