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To view the property
please click on the link
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Timothy a brown
passionate about property.



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19 Lawton Street
Congleton, Cheshire CW12 1RU

Selling Price: £230,000

- MAGNIFICENT GRADE II LISTED GEORGIAN TOWN HOUSE
- REQUIRING FULL RESTORATION
- ACCOMMODATION OVER FOUR FLOORS TO INCLUDE 5 RECEPTION ROOMS & 4 BEDROOMS
- COURTYARD GARDEN
- INTEGRAL GARAGE
- TOWN CENTRE LOCATION
- NO CHAIN

A magnificent Grade II listed Georgian townhouse requiring full restoration.

The house is laid over 4 floors, offers three to four bedrooms, multiple reception rooms, however such is the plethora of accommodation that the use and design of rooms will be left to the lucky eventual new owner.

In addition there is a small quaint courtyard garden and surprisingly an integral garage which suits a small car!

Slap bang in the centre of Congleton, Lawton Street is steeped in history and character, with some surviving timber framed properties amongst grand period town houses. This eclectic mix brings unique character to the street scene.

This is all a rare and unexpected treat for a property located just off Congleton's thriving High Street. Arguably, this is some of the best located period housing in the Town, as much of the earlier settlements formed against main roads, which are today busy and noisy.

As you would expect from this central location many local attractions and amenities are within easy walking distance.

Vehicular access is easy too as the High Street links up with the bypass, which easily links up to all major routes. The bus station and taxi rank are also located just down the road. Morrisons supermarket is located in the town centre and within walking distance. Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town's Jazz & Blue Festival enhance an active cultural scene. Astbury Mere Country Park is ideal for easy exploration. With Congleton's broad range of restaurants and bars,

you can effortlessly unwind from the working week with family and friends. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links: • Immediate access to A34 and the just completed Congleton Link Road, which provide convenient main road travel to the North's cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham. • Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. • Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations. • Congleton's own railway station is 1 mile away, and provides frequent expresses to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Panelled front door to:

GROUND FLOOR ROOM 1 FRONT 15' 0" x 12' 0" (4.57m x 3.65m): Timber framed window to front aspect. Stone flagged floor. Electric consumer unit.

GROUND FLOOR ROOM 2 REAR 12' 7" x 9' 10" (3.83m x 2.99m): Stone flagged floor. Coal drop.

STAIRS TO FIRST FLOOR :

RECEPTION 1 FRONT 15' 0" x 12' 1" (4.57m x 3.68m): Two Georgian style sash windows to front aspect with original wood shutters. Exposed beams. Double panel central heating radiator. 13 Amp power points. Exposed beams to ceiling.

RECEPTION 2 FRONT 10' 5" x 10' 2" (3.17m x 3.10m): Georgian style sash window to front aspect. Double panel central heating radiator. 13 Amp power points. Exposed beams to ceiling.

FIRST FLOOR RECEPTION 3 12' 10" x 9' 4" (3.91m x 2.84m): Timber framed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

SHOWER ROOM 10' 0" x 5' 6" (3.05m x 1.68m): Timber framed window to side aspect. White suite comprising: low level W.C., pedestal wash hand basin and corner shower cubicle with electric shower. Double panel central heating radiator. Linen cupboard.

KITCHEN 9' 9" x 7' 8" (2.97m x 2.34m): Timber framed window to side aspect. Modern fitted kitchen with light oak eye level and base units with grey marble effect preparation surface. 13 Amp power points. Double panel central heating radiator.

INNER LOBBY : Door and steps down to ground floor rooms 1 and 2.

SECOND FLOOR :

BEDROOM 1 FRONT 15' 0" x 12' 1" (4.57m x 3.68m): Two Georgian style sash windows to front aspect. Exposed beams to ceiling. Two double panel central heating radiators. 13 Amp power points.

BEDROOM 2 REAR 13' 0" x 9' 5" (3.96m x 2.87m): Timber framed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Cupboard housing Vaillant gas combi boiler. Exposed beams to ceiling.

THIRD FLOOR :

BEDROOM 3 FRONT 15' 7" x 13' 1" (4.75m x 3.98m): Two Georgian style sash windows to front aspect. Fireplace.

BEDROOM 4 REAR 12' 9" x 9' 7" (3.88m x 2.92m) to bulkhead, extending to 13'4": Timber framed window to rear aspect. Access to roof space.

OUTSIDE : Gated access to right hand side of property leading to small enclosed courtyard laid with Macclesfield stone paving.

GARAGE 12' 11" reducing to 6' 1" (3.93m reducing to 1.85m) x 20'0" (6.09m) internal measurements: Electric roller shutter door.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV CW12 1RU

