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100 Park Lane

Congleton, Cheshire CW12 3DE

Offers in Excess of £400,000

- NO CHAIN
- 4 BEDROOM EXTENDED EDWARDIAN RESIDENCE
- OPEN PLAN DINING KITCHEN IN PEBBLE GREY
- LOUNGE & SITTING ROOM WITH FRENCH DOORS TO REAR GARDEN
- SEPARATE STUDY, FAMILY BATHROOM & LUXURIOUS EN SUITE
- DETACHED GARAGE & DRIVEWAY
- FRONT & REAR FORMAL LAWNS
- HUGE EXPANSE OF INDIAN STONE TERRACE

FOR SALE BY PRIVATE TREATY (Subject to contract)

WOW! CAN WE GET A VIRTUAL ROUND OF APPLAUSE FOR THIS GORGEOUS FOUR BEDROOM EDWARDIAN 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 extending the interior. A seamless KITCHEN EXTENSION has been created to the rear linking the ‘old with the new’ to form a fabulous kitchen/dining area and sitting room off with French doors leading to the rear garden. Furthermore, the magnificent loft space has been cleverly converted to create a further large bedroom and luxury en suite shower room. We want to be the first to say it - we love the period contemporary styling of this house.

Sitting in an elevated position in the beautiful setting of Park Lane within the Conservation Area, lawned gardens, established borders and extensive Indian stone terrace are found within its boundaries. 100 Park Lane provides a rare combination of Edwardian 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 catchment 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.

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 Edwardian 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 Minton tiled floor, which provides doors to the ground floor rooms. The main lounge features lofty ceilings and its original immense bay sash window provides a lovely aspect over the front gardens. The next reception room is the sitting room, once itself a separate room, but now with stove and French doors and wide squared off opening, which flows effortlessly into the large open plan dining kitchen. The open plan and extended dining kitchen is 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 dining area with vaulted ceilings and Velux roof lights and a sliding door which opens directly on to the extensive Indian stone paved terrace. Discreetly off this room is a utility and separate cloakroom.

The first floor galleried landing is light and airy, and from here are three bedrooms (THE MAIN BEDROOM ENJOYING STUNNING SUNRISES AND CAPTIVATING VIEWS TOWARDS BOSLEY CLOUD) and tasteful family bathroom. The separate study is a very useful room and could even with little imagination be altered to an ensuite room. Finally, stairs from the main landing lead up to the converted roof space which provides the exciting fourth bedroom, blessed with a modern en suite shower room, with the bedroom having angular ceilings, dressing room, under eaves storage and through a crawl space to the loft space where the modern gas fired boiler is installed.

Externally, and to the front are formal lawns and fresh tarmac pathways, whilst to the rear, the freshly laid and huge expanse of Indian stone paving is a fantastic area for alfresco entertaining, beyond which are lawned gardens. The pathways continue to the rear where driveway parking is available for two vehicles and a DETACHED GARAGE, with a private roadway to the rear providing



shared access to the rear of the Park Lane properties and access on to Sefton Avenue.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Original and substantial timber panelled door with leaded and stained glass upper light.

HALL 14' 9" x 3' 10" (4.49m x 1.17m): Original coving to ceiling. Picture rail. Deep skirting. Single panel central heating radiator. Original Minton tiled floor. Stairs to first floor.

LOUNGE 14' 6" x 12' 10" (4.42m x 3.91m) to bay: Original timber framed sash bay window with leaded and stained glass upper light. Double panel central heating radiator. 13 Amp power points. Original coving to ceiling. Picture rail. Deep skirting. Living flame coal effect gas fire set on polished stone effect hearth and back with elaborate plaster fire surround.

SITTING ROOM 13' 10" x 13' 0" (4.21m x 3.96m): Ornate coving to ceiling. Deep skirting. Double panel central heating radiator. 13 Amp power points. Recessed feature fireplace with custom painted log effect electric stove. Quality "Warm Barnwood" vinyl flooring. Large squared off opening to:

DINING KITCHEN 25' 5" x 8' 9" (7.74m x 2.66m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern well equipped kitchen having custom eye level and base units in pebble grey with quartz effect preparation surfaces over with stainless steel single drainer sink unit inset with mixer tap. Integrated dishwasher, fridge and freezer, microwave and wine chiller. Dual fuel range cooker with stainless steel splashback and wide Rangemaster extractor hood over. Glazed antiqued metro tiles to splashbacks. Contemporary style wall mounted radiator. Two Velux roof lights to dining area and PVCu double glazed sliding patio door to rear garden. Understairs pantry area. Quality "Warm Barnwood" vinyl flooring.

UTILITY 5' 6" x 4' 0" (1.68m x 1.22m): PVCu double glazed window to rear aspect. Quartz effect preparation surfaces with stainless steel circular bowl inset with mixer tap. Space and plumbing for washing machine. Space for above counter tumble dryer. Single panel central heating radiator. Quality "Warm Barnwood" vinyl flooring.

CLOAKROOM : PVCu double glazed window to rear aspect. Modern white suite comprising: low level w.c. and vanity wash hand basin. Single panel central heating radiator.

First Floor :

GALLERIED LANDING : Turned spindled balustrade. 13 Amp power points. Stairs to attic bedroom 4 and en suite.

BEDROOM 1 FRONT 14' 6" x 10' 7" (4.42m x 3.22m): Original timber framed sash bay window with leaded and stained glass upper light. Single panel central heating radiator. 13 Amp power points. Range of bespoke built in triple wardrobes to one wall with sliding doors.

BEDROOM 2 REAR 10' 2" x 10' 1" (3.10m x 3.07m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Understairs store cupboard.



BEDROOM 3 REAR 8' 9" x 6' 10" (2.66m x 2.08m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

STUDY 12' 2" x 4' 0" (3.71m x 1.22m): Timber framed arched sash window with leaded and stained glass upper light. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 6" x 5' 6" (1.98m x 1.68m): PVCu double glazed window to side aspect. Coving to ceiling. Low voltage downlighters inset. Modern white suite comprising: low level w.c., wall hung wash hand basin and tiled panelled bath having bath/shower mixer. Marble effect tiled walls. Chrome centrally heated towel radiator. Oak effect tiled floor.

Stairs leading to: :

BEDROOM 4 ATTIC ROOM 16' 4" x 10' 5" (4.97m x 3.17m) Some restricted headroom: Angular ceilings with low voltage downlighters inset and two Velux roof lights. Exposed feature wall and exposed beams. Double panel central heating radiator. 13 Amp power points. Deep recessed understairs storage.

EN SUITE SHOWER ROOM 9' 4" x 5' 7" (2.84m x 1.70m) Some restricted headroom: Velux roof light. Modern white suite comprising: low level w.c. with concealed cistern, wall hung wash hand basin and quadrant shower cubicle with glass doors housing mains fed thermostatically controlled shower. Chrome centrally heated towel radiator. Matt finished stone effect tiles to splashbacks. Oak effect tiled floor. Walk in wardrobe having hanging rail and light. A small crawl space leads through to the attic room.

ATTIC ROOM 15' 7" x 4' 2" (4.75m x 1.27m) Restricted headroom: Wall mounted Glow-Worm gas central heating boiler. Power and light.

Outside :

FRONT : Wrought iron gate to tarmacadam pathways and lawned garden.

DETACHED GARAGE 18' 0" x 10' 0" (5.48m x 3.05m) Internal Measurements: Up and over door. Power and light.

REAR : Adjacent to the rear of the property is an extensive Indian stone paved terrace ideal for alfresco entertaining. Cold water tap. Matching pathway leads down to the rear of the garden with gated access to rear parking area. Good sized lawned garden with privet hedgerow. Personal door to garage. Substantial timber gate providing access to front. Concrete double width driveway, and shared rear driveway providing access to the property's garage and onto Sefton Avenue.

TENURE : Freehold (subject to solicitors' verification).

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

LOCAL AUTHORITY: Cheshire East TAX BAND: E

DIRECTIONS: From our offices proceed along West Street, bear right onto Antrobus Street then left onto Mill Street and upon reaching the roundabout take the third exit onto Mountbatten Way. Continue until reaching the next roundabout whereupon take the second exit and proceed straight across the traffic lights onto Park Lane where number 100 will be found on the right hand side.

