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## Windy Ridge

Giantswood Lane, Hulme Walfield, Congleton,  
Cheshire CW12 2HH

Selling Price: Guide Price £290,000

- SOUGHT AFTER AREA OF HULME WALFIELD
- 1930'S STYLE SEMI DETACHED HOME ESTATE
- GENEROUS PLOT
- THREE BEDROOMS & TWO RECEPTION ROOMS
- ALLOWS RENOVATION TO OWN TASTE AND REQUIREMENT
- NO CHAIN



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

### \*\*OFFERED FOR SALE WITH NO CHAIN\*\*

This 1930's style semi-detached home requires renovation and refurbishment, located in a much sought after area on the edge of Congleton, although in walking distance of the town, shops and local good schools for all ages.

The property has PVCu double glazing and comprises hall, lounge, dining room, kitchen and utility with W.C. to the ground floor and at first floor there is a landing with access to three bedrooms and a bathroom.

Externally to the front it has a large garden converted into tarmac hardstanding for many cars with a driveway to the side terminating at the single detached garage.

The rear has a large garden compared to modern homes with a rotating summer house enabling it to follow the sun all day.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE** : PVCu double glazed double doors to porch.

**PORCH** : Tiled floor. Original timber door with leaded light glazing to hall.

**HALL** : Stairs. Economy 7 heater. BT point. 13 Amp power points. Stairs. Doors to:

**LOUNGE** 14' 0" x 11' 3" (4.26m x 3.43m) into bay: PVCu double glazed bay window. Economy 7 heater. 13 Amp power points.

**DINING ROOM** 13' 0" x 9' 3" (3.96m x 2.82m): PVCu double glazed open fireplace. Economy 7 heater. 13 Amp power points. Television aerial point.

**KITCHEN** 9' 6" x 7' 6" (2.89m x 2.28m): PVCu double glazed window to side aspect. Base and eye level units with one and a half bowl single drainer sink with mixer tap. Tiled to splashbacks. Economy 7 heater. 13 Amp power points. Inset electric hob with oven below. Door to understairs pantry. Door to:

**UTILITY** 7' 4" x 5' 5" (2.23m x 1.65m) overall: PVCu double glazed window and outside door. Part tiled walls. Plumbing for washing machine. Door to W.C.

**First floor :**

**LANDING** : PVC double glazed window to side aspect. 13 Amp power points. Doors to:

**BEDROOM 1 FRONT** 11' 3" x 14' 0" (3.43m x 4.26m) into bay: PVCu double glazed window to front aspect. Full length fitted wardrobes with central dressing table.

**BEDROOM 2 REAR** 13' 0" x 11' 3" (3.96m x 3.43m): PVCu double glazed window to rear aspect. Full length fitted wardrobes. 13 Amp power points.

**BEDROOM 3 FRONT** 7' 5" x 8' 1" (2.26m x 2.46m): PVCu double glazed window to front aspect. 13 Amp power points. BT point. Fitted wardrobe. Pull down ladder to roof space.

**BATHROOM** : PVCu double glazed opaque window to rear aspect. Cream coloured suite comprising low level W.C., pedestal wash hand basin and disabled spa bath with mixer shower tap. Feature electric radiator/towel rail.

**Outside :**

**FRONT** : Brick boundary wall with double gate to storage tarmac and flagged parking area for many cars.

**SIDE** : Timber gates with driveway terminating at the detached garage.

**REAR** : Fully enclosed mainly laid to flagged patio with raised flower beds and having a timber rotating summer house on a rail track.

**GARAGE** 16' 0" x 8' 5" (4.87m x 2.56m): Double doors.

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

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: D

**DIRECTIONS**: SATNAV: CW12 2HH

