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2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

52 Park Lane
Congleton, Cheshire CW12 3DD

Selling Price: Offers in the Region Of £585,000

- 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

A Stunning Period Residence in Park Lane

This exquisite four-bedroom period home offers a blend of traditional charm and modern comfort. Nestled in the prestigious Park Lane Conservation Area, the property features beautifully landscaped gardens and a spacious timber terrace.

Key Features:

1. Four bedrooms, including a master suite with en-suite shower room
2. Open-plan kitchen/dining area with modern appliances and folding sliding doors to the rear garden
3. Spacious family room
4. Utility room and separate cloakroom
5. Galleried landing
6. Integral garage and ample driveway parking
7. South-facing gardens with extensive timber decking

Step inside this stunning home and be greeted by a spacious entrance hallway with attractive quarry tiled flooring. The main lounge and dining room feature lofty ceilings, a bay window, and French doors leading to the rear terrace. A discreet office space is perfect for working from home.

The modern kitchen is equipped with sleek appliances and flows seamlessly into the family room, which features vaulted ceilings and sliding doors to the south-facing gardens. A utility room and separate cloakroom provide additional convenience.

Upstairs, the galleried landing leads to four bedrooms, including a spacious master suite with an en-suite shower room. A tasteful family bathroom completes the first floor.

Outside, the property boasts a large driveway and an integral garage. The south-facing gardens offer a peaceful retreat with extensive timber decking, lawns, and established borders.

Park Lane is a highly sought-after location, offering easy access to local amenities, schools, and transportation. This beautiful period home is a rare find and offers a truly exceptional living experience.

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

