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**Highbury, 47 Park Lane,**  
Congleton, Cheshire CW12 3DG

**Offers in Excess of £400,000**

- ELEGANT VICTORIAN TOWNHOUSE OF GRAND PROPORTIONS
- FOUR BEDROOMS PLUS BOX ROOM
- THREE RECEPTION ROOMS
- TWO BATHROOMS & GROUND FLOOR WET ROOM
- STUNNING ORIGINAL FEATURES THROUGHOUT
- FORMAL GARDENS. LARGE DETACHED GARAGE. PARKING SPACE
- OFFERING A WEALTH OF POTENTIAL
- SITUATED CLOSE TO THE TRAIN STATION, TOWN CENTRE & ALL AMENITIES
- NO CHAIN

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

\*\*\*NO CHAIN\*\*\*

AN ELEGANT VICTORIAN END OF THREE TOWNHOUSE WITH STUNNING ORIGINAL FEATURES OFFERING ACCOMMODATION OF GRAND PROPORTIONS. A WEALTH OF POTENTIAL READY TO BE UNLEASHED!!

Four bedrooms plus box room, two bathrooms and ground floor wet room, three reception rooms, breakfast kitchen and cellar plus much much more. Large detached garage and off-road parking to the rear. Established gardens.

We consider this imposing house to be a fine example of the impressive properties to be found in the Park Lane Conservation Area. To appreciate its many striking features an interior viewing is essential.

Offering grandeur on a vast scale, bursting with traditional features such as beautiful sash windows, open fireplaces and large internal pine doors. It is conveniently situated a few minutes from the town centre shops and restaurants, Congleton Park, the leisure centre and the railway station.

For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also practically located for the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible.

There are spacious reception areas, including a Reception Hall, as well as a lovely Sitting Room with domed bay sash window, formal Dining Room with sash window, lofty ceilings and intricate coving. A third reception room to the rear, perfect as a library, study or playroom. The Breakfast Kitchen is the warm heart of the house, a lovely social family room, with adjacent utility/wet room off and boiler room. Finally completing the ground floor is the cellar.

The first floor is accessed via a splendid shallow-rise return staircase. The master bedroom enjoys views over the front garden. The second, third and fourth bedrooms are equally well proportioned, and completing this level is the box bedroom, family bathroom and separate shower room.

Outside, as befits a property of distinction, there are lovely formal and manageable gardens incorporating specimen trees and shrubs, a large detached garage and parking space, with the potential to create further parking for additional vehicles.

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

**ENTRANCE :** Double timber panelled entrance doors to:

**PORCH 7' 4" x 4' 1" (2.23m x 1.24m) :** Coving to ceiling. Dado rail. Attractive black and white Minton tiled floor. Substantial panelled timber door with leaded and stained glass upper panels with matching side panels and top lights.

**HALL 23' 0" x 7' 5" (7.01m x 2.26m) :** Original coving to ceiling. Picture rail. Dado rail. Single panel central heating radiator. Plaster coving to arch. 13 amp power points. Shallow rise return staircase with mahogany hand rail, newel post and turned spindles.

**FORMAL DINING ROOM 18' 0" x 13' 2" (5.48m x 4.01m) into bay :** Original timber framed sash bay window to front aspect. Original coving to ceiling. Picture rail. Double panel central heating radiator. 13 Amp power points. Cast iron fireplace with tiled insert, with coal effect gas fire inset.

**LOUNGE 18' 0" x 13' 0" (5.48m x 3.96m) into bay :** Original timber framed domed sash bay window to front aspect. Original coving to ceiling. Centre ceiling rose. Picture rail. Double panel central heating radiator. 13 Amp power points. Living flame coal effect gas fire set on marble hearth. Glazed French doors to breakfast kitchen.

**INNER HALL :** Stairs down to cellar. Door to rear porch and breakfast kitchen.

**STUDY 13' 5" x 13' 1" (4.09m x 3.98m) :** Timber framed sealed unit double glazed window to rear aspect. Original coving to ceiling. Dado rail. Double panel central heating radiator. Colonial style gas fire.

**CELLAR 13' 3" x 7' 1" (4.04m x 2.16m) :** Power and light.

**BREAKFAST KITCHEN 12' 2" x 11' 10" (3.71m x 3.60m) :** Timber framed sash window to rear aspect. Coving to ceiling. Range of laminate fronted eye level and base units with oak effect preparation surfaces over with stainless steel single drainer sink unit inset. Peninsula with breakfast bar for 3. Built in 4 ring gas hob. Built in double gas oven. Wall mounted gas fire. Space and plumbing for dishwasher.

**WET ROOM 11' 6" x 6' 0" (3.50m x 1.83m) :** Timber framed windows to dual aspects. Low level W.C. Stainless steel single drainer sink unit inset with base units and space and plumbing for a washing machine beneath. Large walk in shower housing a mains fed shower. Wall mounted chrome electric towel radiator. Door to workshop,

**REAR PORCH :** Door to outside. Door to wet room.

**WORKSHOP 11' 7" x 8' 2" (3.53m x 2.49m) :** Timber framed windows to dual aspects. Wall mounted Worcester gas combi boiler. Fitted work benches.

**First Floor :**

**GALLERIED SPLIT LEVEL LANDING 18' 1" x 7' 5" (5.51m x 2.26m) plus inner landing :** Coving to ceiling. Picture rail. Dado rail. Mahogany hand rail with turned spindles. 13 Amp power points.

**BEDROOM 1 FRONT 15' 0" x 13' 5" (4.57m x 4.09m) :** Timber framed sash window to front aspect with side double glazing. Original coving to ceiling. Picture rail. Single panel central heating radiator. 13 Amp power points.

**BEDROOM 2 REAR 13' 6" x 13' 5" (4.11m x 4.09m) into alcove :** Timber framed sash window to rear aspect. Coving to ceiling. Picture rail. Cast iron feature fireplace. Double panel central heating radiator. 13 Amp power points.

**BEDROOM 3 FRONT 15' 0" x 13' 0" (4.57m x 3.96m) into alcove :** Timber framed sash window to front aspect. Single panel central heating radiator. 13 Amp power points. Cast iron feature fireplace. Built in wardrobe to alcove.

**BEDROOM 4 REAR 13' 0" x 12' 0" (3.96m x 3.65m) into alcove :** Timber framed sash window to rear aspect. Picture rail. Double panel central heating radiator. 13 Amp power points. Built in wardrobes to alcove.

**BOX ROOM 9' 0" x 7' 4" (2.74m x 2.23m) :** Timber framed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**INNER LANDING :** Timber framed sash window to side aspect. Double panel central heating radiator. 13 Amp power points.

**BATHROOM 11' 10" x 8' 6" (3.60m x 2.59m) :** Timber framed sash window to rear aspect with side double glazing. Pedestal wash hand basin. Panelled bath. Feature cast iron fireplace. Double panel central heating radiator. 13 Amp power points.

**SEPARATE W.C. :** Timber framed sash window to side aspect. Low level W.C. Bidet.

**SEPARATE SHOWER ROOM :** Timber framed sash window to side aspect. Wash hand basin set in vanity unit with cupboard below. Separate shower cubicle housing electric shower. Chrome electric towel radiator. Linen cupboard.

**Outside :**

**FRONT :** Winding path to front door. Lawns and established flower borders.

**REAR :** Adjacent to the rear of the property are paved perimeter pathways beyond which are established lawned gardens encompassed with established flower borders and surrounded with mature boundary hedgerow. Gated access to the front. Rear gated access onto Park Bank, parking space and detached garage.

**DETACHED BRICK BUILT GARAGE 17' 11" x 10' 2" (5.46m x 3.10m) internal measurements :** Up & over door. Power and light.

**TENURE :** Freehold (subject to solicitor's verification).

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

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

**TAX BAND :** G

**LOCAL AUTHORITY :** Cheshire East

**DIRECTIONS :** SATNAV CW12 3DG

