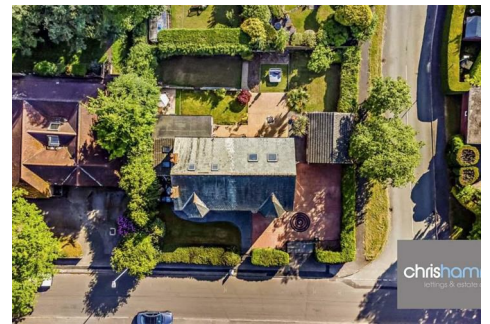


# chrishamriding

lettings & estate agents



## 59 Giantswood Lane, Congleton, CW12 2HQ

### Offers In The Region Of £929,000

\*OFFERED FOR SALE WITH NO ONWARD CHAIN\*

Watch our guided video tour of this truly grand detached residence nestled within mature gated grounds in a most exclusive and affluent area of Congleton!

Enjoying a wealth of flexible accommodation throughout, this grand home is sure to pique the interest of discerning buyers looking for plentiful space to suit even the largest of family lifestyles. Offering a total of seven double bedrooms, four tasteful bathrooms and five reception rooms, the home could suit a myriad of buyers - perhaps multi generational families, those of you with several children of varying ages or those of you who perhaps run a home business! No matter who you are, you'll also be impressed by the character and charm from the moment you lay eyes on the double fronted exterior. Sitting behind electric pedestrian and vehicles gates, the driveway is both sizeable and stylish and leads to a detached double garage. The rear lawns enjoy the privacy and tranquility of the locality and with the natural beauty spit of 'Westlow Mere' just a few moments away, you really do feel like you're in the countryside! Of course, great amenities are within easy reach and fantastic schools at primary and secondary level are nearby in both private and state sectors.

Commuter links are also readily available with Congletons new link road just a moment away, the useful A34 is but a minutes drive and Manchester airport is approx 25 minutes journey.

We could talk about this fabulous home all day but we implore you to watch our guided video tours view our photos and floor plan then call our team of Congleton property experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Entrance hall 16'0" x 7'6" (4.89 x 2.29)**

**Drawing room 22'0" x 15'11" (6.72 x 4.86)**

**Sitting room 14'8" x 14'1" (4.48 x 4.30)**

**Kitchen 17'11" x 12'10" (5.47 x 3.93)**

**Utility 9'0" x 8'4" (2.75 x 2.56)**

**Dining room 14'1" x 11'11" (4.31 x 3.65)**

**Sauna 13'7" x 10'10" (4.16 x 3.31)**

**Orangery 23'3" x 8'11" (7.11 x 2.72)**

**Stairs and landing to first floor**

**Bedroom one 15'11" x 12'6" (4.86 x 3.83)**

**Dressing room**

**Bedroom two 14'1" x 9'1" (4.31 x 2.79)**

**Bedroom three 9'4" x 8'11" (2.86 x 2.74)**

**Bedroom four 14'8" x 14'1" (4.48 x 4.30)**

**Bedroom five 8'2" x 7'10" (2.50 x 2.39)**

**Stairs to second floor**

**Bedroom six 22'1" x 14'2" (6.74 x 4.33)**

**Bedroom seven 18'3" x 13'3" (5.57 x 4.04)**

**Driveway**

**Gardens to rear**

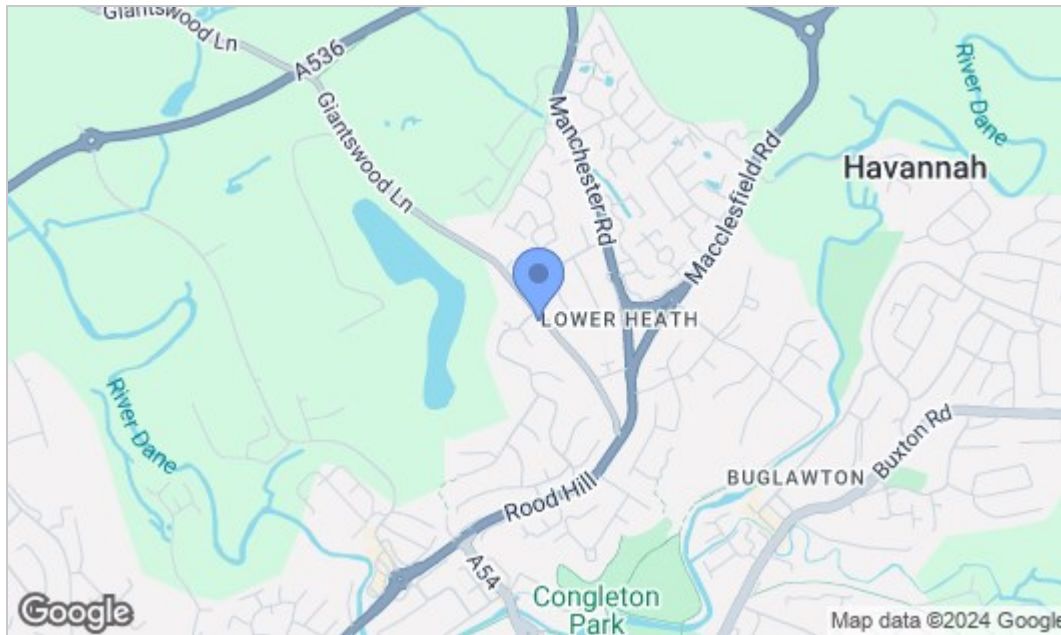
# Floor Plan

**Giantswood Lane, Congleton**  
 Main House gross internal area = 3,295 sq ft / 306 sq m  
 Garage gross internal area = 322 sq ft / 30 sq m

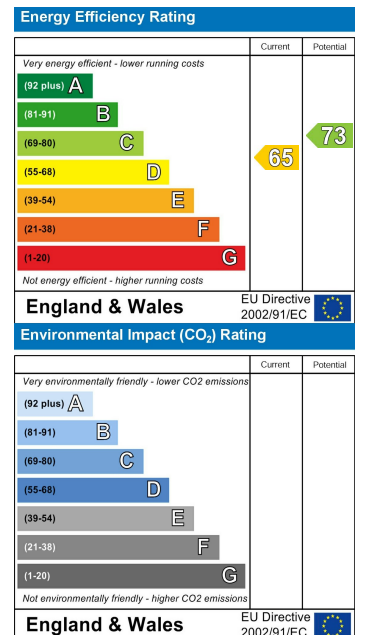


**FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE**  
 The position & size of doors, windows, appliances and other features are approximate only.  
 ☐☐☐ Denotes restricted head height

## Area Map



## Energy Efficiency Graph



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