



## Stradville Giantswood Lane, Congleton, CW12 2HG

### Offers In The Region Of £310,000

A truly wonderful and characterful period property sat on the edge of stunning countryside, yet just a stones throw to commuter links to both the north and south!

A credit to the current owner, the property has undergone extensive refurbishment and the spacious accommodation is presented to excellent standards flowing excellently across all three floors. Of particular note is the family shower room, a truly luxurious suite that certainly has the 'wow factor' and will leave you smiling from ear to ear!

It's not just internally that impresses either, outside you will find generous lawned gardens and golden gravel patio areas that really bring out the stunning re-rendered exterior. Completing the whole package is the useful driveway.

Internal viewings are considered paramount to witness the full extent on offer here so call us now to view your next ideal home!

**Entrance hall 6'2" x 12'0" (1.88m x 3.66m)**

**Sitting room 9'10" x 11'11" (3.00m x 3.63m)**

**Lounge 11'11" x 13'4" (3.63m x 4.06m)**

**Conservatory 11'1" x 9'5" (3.38m x 2.87m)**

**Kitchen 8'4" x 11'9" (2.54m x 3.58m)**

**Utility 6'11" x 6'3" (2.11m x 1.91m)**

**WC**

**Stairs and landing**

**Bedroom one 12'0" x 11'3" (3.66m x 3.43m)**

**Bedroom two 12'10" x 9'10" (3.91m x 3.00m)**

**Bedroom three**

**Bathroom 5'4" x 7'3" (1.63m x 2.21m)**

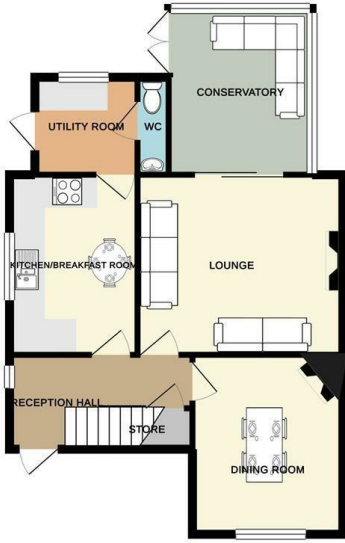
**Loft conversion 20'9" x 8'11" (6.32m x 2.72m)**

**Driveway**

**Rear gardens**

# Floor Plan

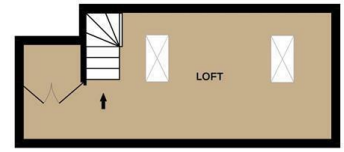
**GROUND FLOOR** 605 sq. ft.  
(56.2 sq. m.)



**1ST FLOOR** 447 sq. ft.  
(41.5 sq. m.)



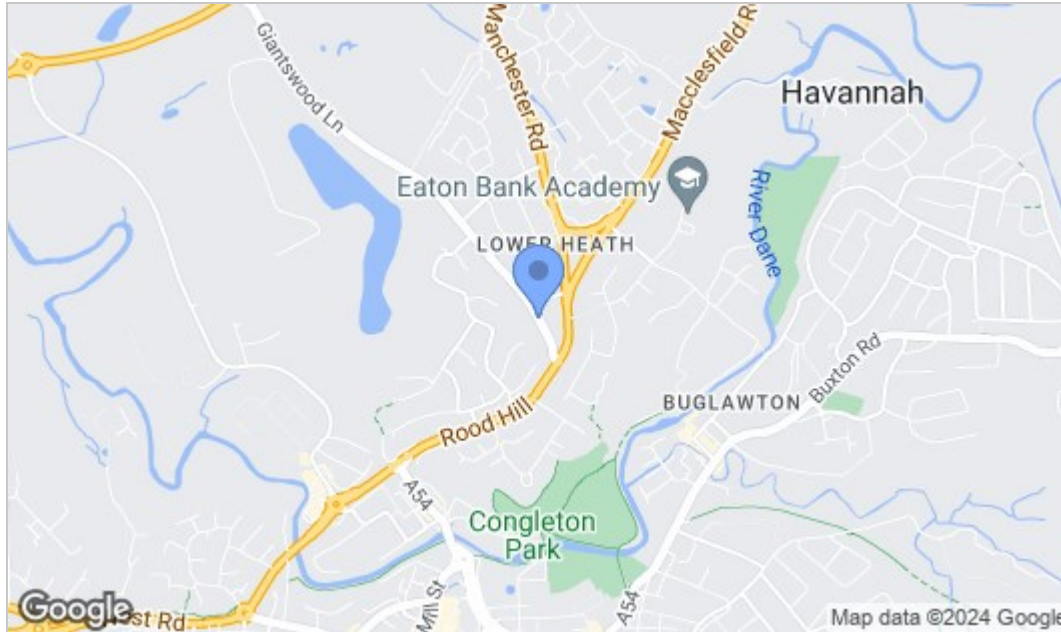
**2ND FLOOR** 174 sq. ft.  
(16.2 sq. m.)



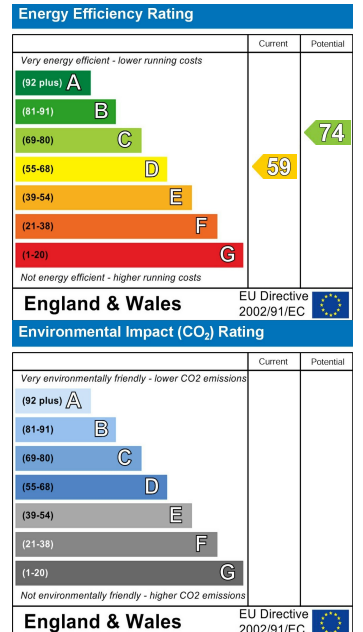
TOTAL FLOOR AREA: 1226 sq. ft. (113.9 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph



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