

# chris hamriding

lettings & estate agents



## 23 Tudor Way, Congleton, CW12 4AS

Price Guide £650,000

Substantial luxury executive home of immense character, situated in a quiet cul de sac location of similar homes, occupying a generous plot and a fabulous location being walking distance to Congleton Town Centre, Macclesfield Canal and miles of open countryside.

Sitting proudly on its generous end plot, this characterful Cheshire brick home enjoys a wealth of space and specification rarely seen. Set behind the gated block paved driveway, the detached double garage has been constructed separate from the home, freeing up the full footprint of the property to function as living space. The double fronted layout is as practical as it is pleasing, with no less than 3 reception rooms plus a large dining kitchen. Further complimented by an impressive central reception hall, W.C. and utility room, this is a formidable family home.

At the first floor the space and specification continues to please, with a huge feature landing, 5 double bedrooms, 2 en suites and family bathroom!

The home enjoys gardens to 3 sides, with ample secure block paved parking, Indian stone terraces and an enclosed family friendly rear garden.

Tudor Way is a highly regarded location which has proven eternally popular with buyers and for good reason. Its a select development of individual executive quality homes of immense character, built in an era of generosity. A quiet no through location, yet just a short stroll in to Congletons thriving Town Centre, with its many shops, supermarkets, restaurants, bars, award winning Park and refurbished Leisure Centre. A corridor of gorgeous countryside runs right on to the doorstep, offering an easy, pleasant and instant lifestyle, to get out for some daily steps and fresh air.

The vendor is undertaking some works at the home and more photographs and a video tour will be added in due course.

**Canopy Porch**

**Reception Hall 22'6"" x 7'2" (6.86m' x 2.18m)**

**Ground Floor WC**

**Front Lounge 17'8" x 14'3" (5.38m x 4.34m)**

**Rear Sitting Room/ Dining Room 14'3" x 12'1" (4.34m x 3.68m)**

**Rear Family/ Media Room 11'3" x 10'3" (34.44m x 3.12m)**

**Dining Kitchen 18'2" x 12'5" (5.54m x 3.78m)**

**Utility Room 8'4" x 7'8" (2.54m x 2.34m)**

**Feature Galleried Landing**

**Bedroom 1 14'2" x 12'5" (4.32m x 3.78m)**

**En Suite**

**Bedroom 2 12'5" x 9'11" (3.78m x 3.02m)**

**En Suite**

**Bedroom 3 11'3" x 10'4" (3.43m x 3.15m)**

**Bedroom 4 14'3" x 9'1" (4.34m x 2.77m)**

**Bedroom 5 12' x 8'4" (3.66m x 2.54m)**

**Family Bathroom**

**Detached Double Garage**

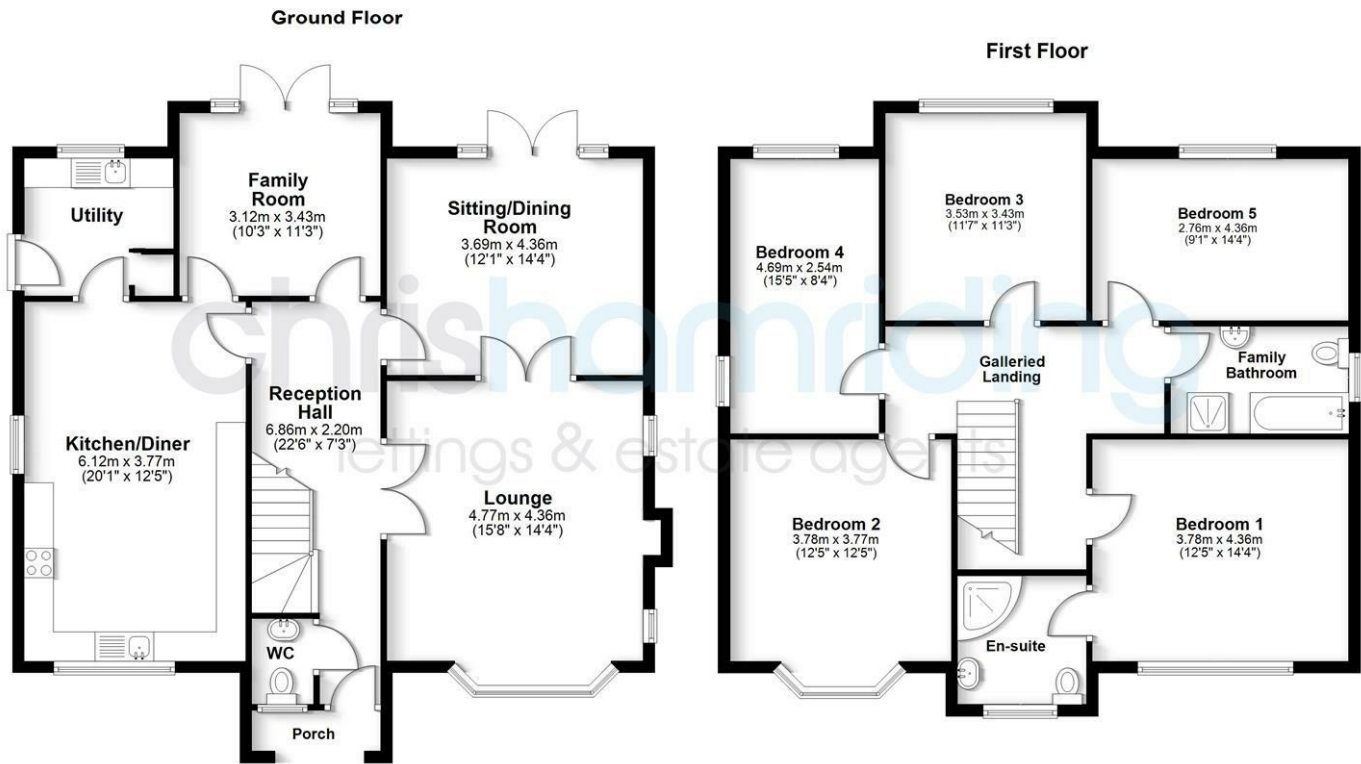
**Front Garden**

**Side Driveway**

**Rear Garden**



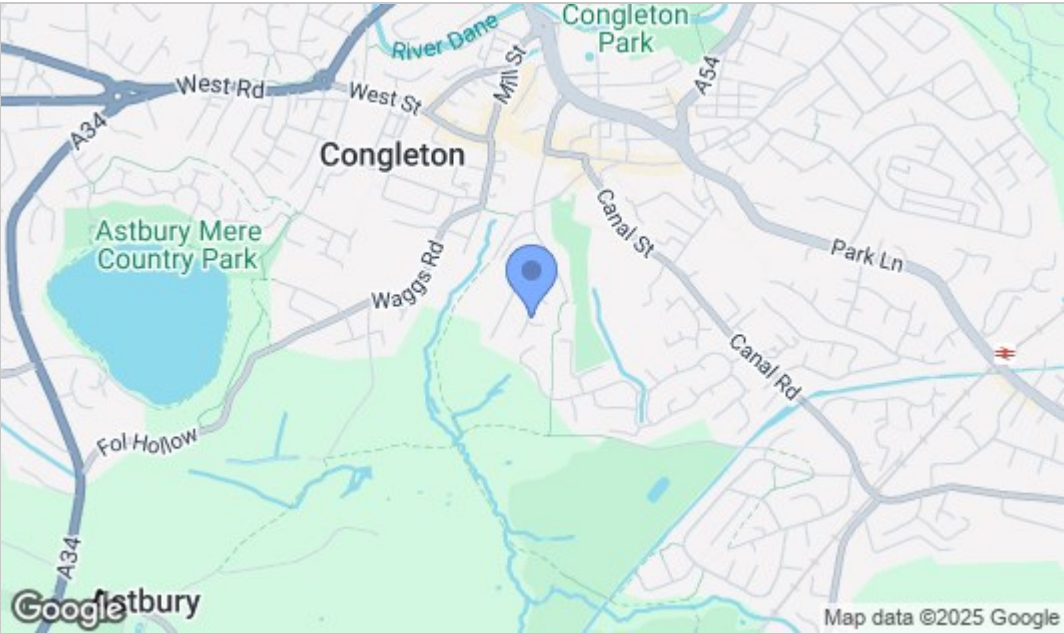
Floor Plan



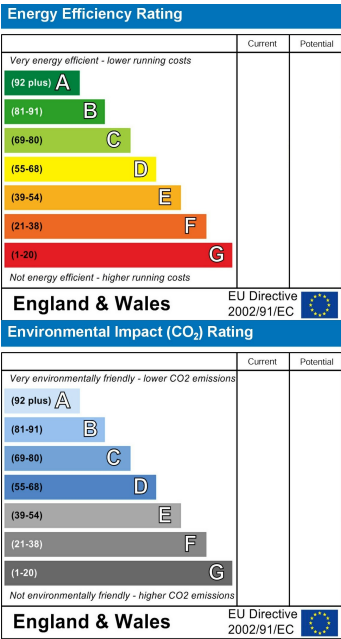
Total area: approx. 191.5 sq. metres (2061.0 sq. feet)

All contents, positioning and measurements are for illustration only and should be used as such by any prospective purchaser. Any services, systems or appliances shown have not been tested. Plan produced by [www.wallerward.com](http://www.wallerward.com)  
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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