



JAMES PARSONS

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exp® UK

☎ 01260 643 593

📞 07769 625 632

✉ james.parsons@exp.uk.com

🌐 jamesparsons.exp.uk.com

Lilac Court, Congleton, CW12 3DW

Offers Over £450,000

4 2 3



Quote Ref: JP0881 - NO VENDOR CHAIN - This particular family home offers impressive accommodation throughout enjoying a bright and airy feel and has an excellent standard of decoration maintained throughout. In addition it has full uPVC double glazing, gas fired central heating and solar panels.

An internal viewing is a must to fully appreciate the many attributes on offer in this stunning home which offers excellent room dimensions throughout.

In brief the accommodation comprises entrance hall, a superb lounge with bay window and is over 18ft in length, double doors lead to the dining room which in turn has double doors to the garden. The breakfast kitchen is a super room and is fitted with a range of units and has space for a table and opens into the garden room which is a delightful room. In addition there is a Cloakroom/WC and utility room. To the first floor there are four double bedrooms with the master having an en-suite shower room with other rooms complemented by the well appointed family bathroom which is fitted with a four piece suite in white.

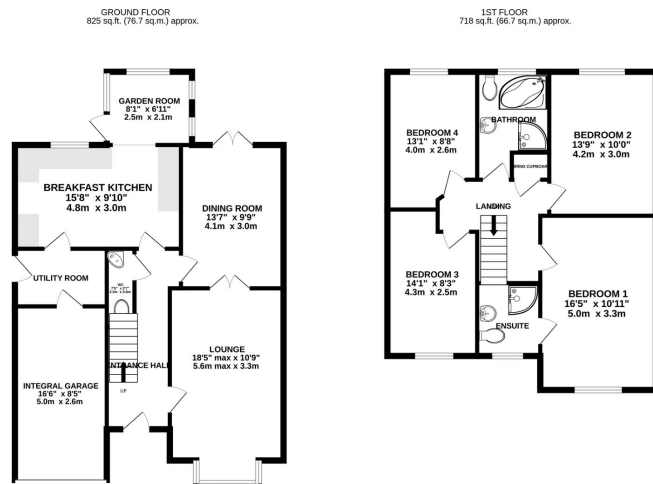
Externally the rear garden is larger than average and has a range of features. There are three patios, BBQ area a range of mature trees and hedges and all of this creates a perfect place for alfresco dining etc. It is fully enclosed. To the front there is a drive way which provides ample off road parking and leads to the integral single garage. There is a large car port which is ideal for a Caravan or could even be converted subject to the usual planning consents.

The location is absolutely perfect located just off Park Lane which is one of the most desirable positions in Congleton, it is an exclusive select cul-de-sac with only a handful of homes constructed approximately 20 years ago. It is close to excellent local amenities and good primary and secondary schools. It is convenient for Congleton Train Station and all major routes and gives easy access to countryside walks and the Macclesfield Canal.

TENURE - FREEHOLD

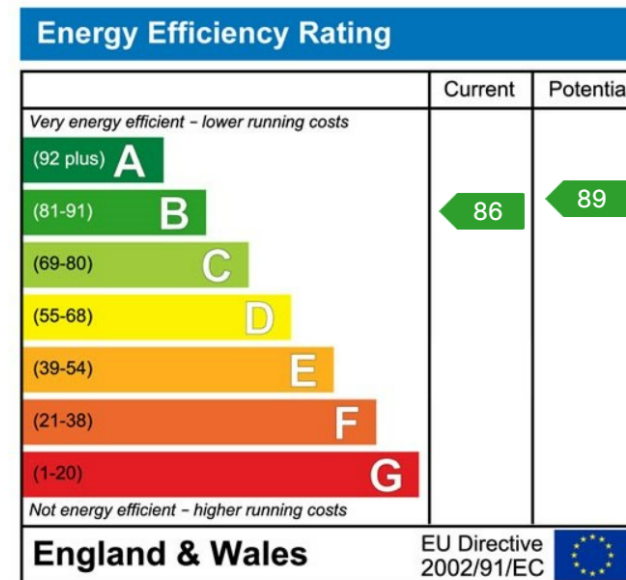
COUNCIL TAX - BAND 'E'





TOTAL FLOOR AREA: 1544 sq.ft. (143.4 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the figures contained here, measurements of floor, window, rooms and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as a guide only by prospective purchasers. The services, systems and appliances shown here have been listed and no guarantee given with respect to them.

- NO VENDOR CHAIN
- Three Reception Rooms
- Four Well Proportioned Bedrooms
- Substantial, Improved and Upgraded Accommodation
- Driveway with Ample Parking
- Detached Family Home
- Superbly Appointed Kitchen
- Two Bathrooms
- Single Garage & Large Car Port
- Private Garden



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