



WOOD COTTAGE BUXTON ROAD, CONGLETON, CHESHIRE, CW12
2PN
OFFERS OVER £450,000



STEPHENSON BROWNE

GREAT POTENTIAL! This unique three/four bedroom detached property is located within a rural setting surrounded by open countryside with stunning views on the outskirts of Congleton, also with easy access to Macclesfield.

Internally, the accommodation comprises of two separate reception rooms, both benefitting from fitted fireplaces and a kitchen to the rear with pantry, WC, utility room and sun room. Upstairs you will find three generous bedrooms and an en suite. There is also a fourth bedroom with window (currently housing water tank) that can currently only be accessed via ladders from the utility room but this could be made into a fourth bedroom.

Externally the property boasts a great size plot with lawned gardens and a large concrete patio/parking area. The boundary is bordered by mature hedges and trees. There is also the opportunity to rent/purchase further land adjoining the front garden of the home if desired *subject to negotiation.

The property is need of modernising and repair making this a blank canvas with great potential for an investor or for someone to turn into a family home.

To appreciate the property's true potential, contact us now to book a viewing!

Entrance Hall
11'11" x 5'4" (3.65m x 1.64m)

Wooden entrance door, tiled floor and radiator.

Living Room
12'4" x 11'11" (3.76m x 3.64m)

Fitted old fashioned wood burning stove with tiled hearth, UPVC double glazed window to the front elevation and radiator.

Dining Room
12'2" x 11'10" (3.72m x 3.62m)

Fitted fireplace with tile hearth and surround, UPVC double glazed window to the front elevation, UPVC double glazed window to the side elevation and radiator.

Kitchen
18'0" x 12'3" (5.50m x 3.74m)

Range of fitted cabinets, built in sink with drainer, range oven, part tiled walls, UPVC double glazed window to the rear elevation and UPVC double glazed window to the side elevation.

Pantry
6'1" x 5'10" (1.87m x 1.78m)

Fitted shelves and rectangle window to utility room.

Sun Room
16'0" x 8'7" (4.89m x 2.62m)

Tiled floor, wall mounted sink, wooden frame window to the rear, two wooden frame windows to the side elevations and radiator.





Bathroom

6'3" x 6'1" (1.92m x 1.87m)

Wall mounted hand wash basin, tiled splash back and low level WC.

Utility Room

12'7" x 5'11" (3.84m x 1.81m)

Window to the side elevation.

Bedroom One

12'11" x 12'5" (3.94m x 3.80m)

UPVC double glazed window to the rear elevation.

En Suite

12'5" x 4'11" (3.79m x 1.50m)

Low level WC, pedestal hand wash basin, bath, storage cupboard, UPVC double glazed window to the side elevation and radiator.

Bedroom Two

15'5" x 12'2" (4.71m x 3.71m)

UPVC double glazed window to the front elevation and radiator.

Bedroom Three

12'2" x 11'10" (3.71m x 3.63m)

UPVC double glazed window to the front elevation and radiator.

Potential Bedroom Four

There is a further upstairs bedroom roughly the same size as the others with a window to the rear elevation, this currently can only be accessed from the utility room via ladders but with reconfiguration could be made into a fourth bedroom. Please note this has not been inspected by ourselves.



Externally

The property sits within a great plot with lawned gardens and a large concrete patio/parking area. The boundary is bordered by mature hedges and trees.

There is also the opportunity to purchase further land adjoining the property *subject to negotiation. Please note the vendors are asking for £20,000 for this land, with a 50% overage charge applied should the land ever be developed on for re-sale purposes.

Boundary (6th September 2022)

Please now see the boundary picture provided which has been provided to us confirming the boundary lines of Wood Cottage.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

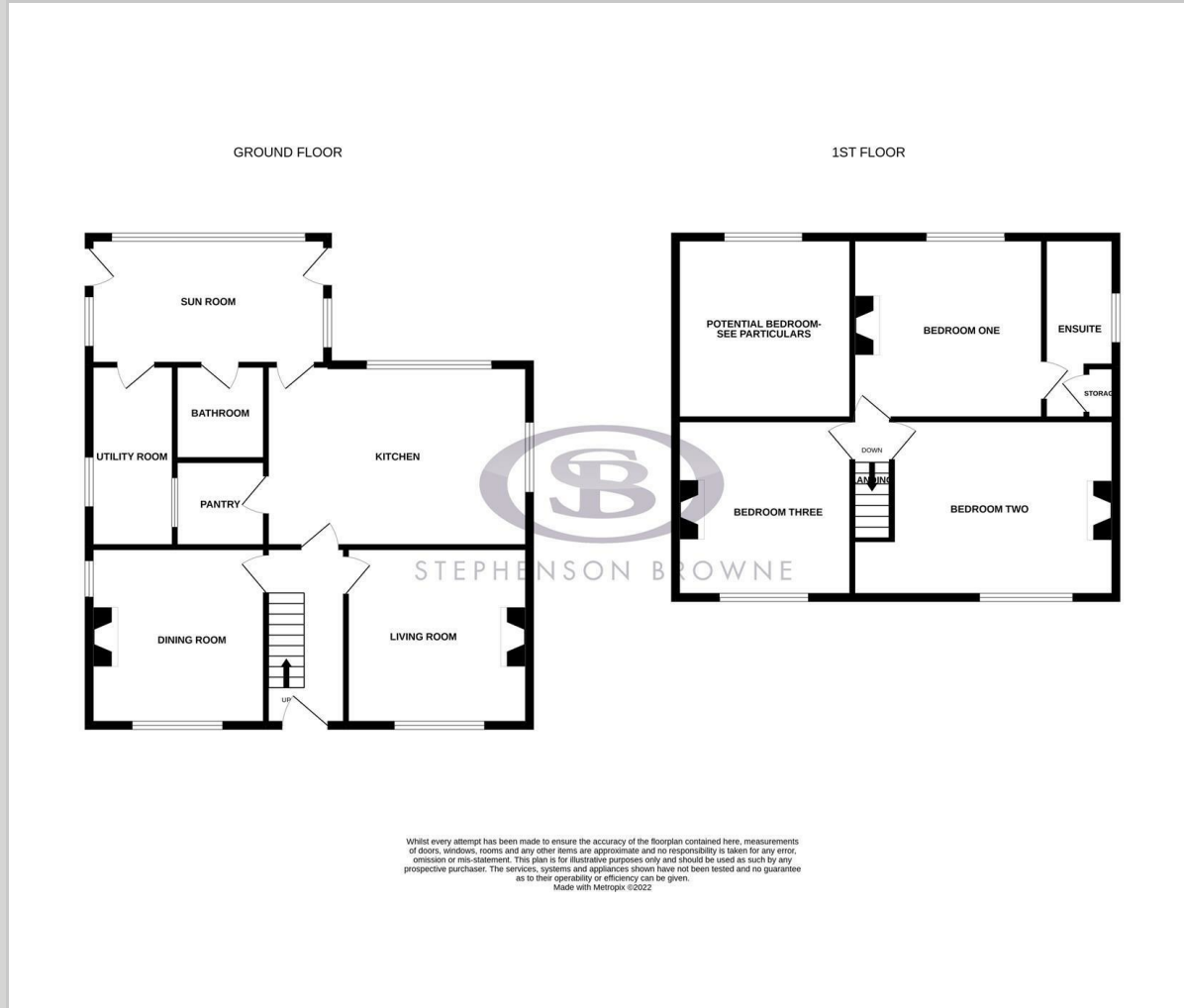
Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

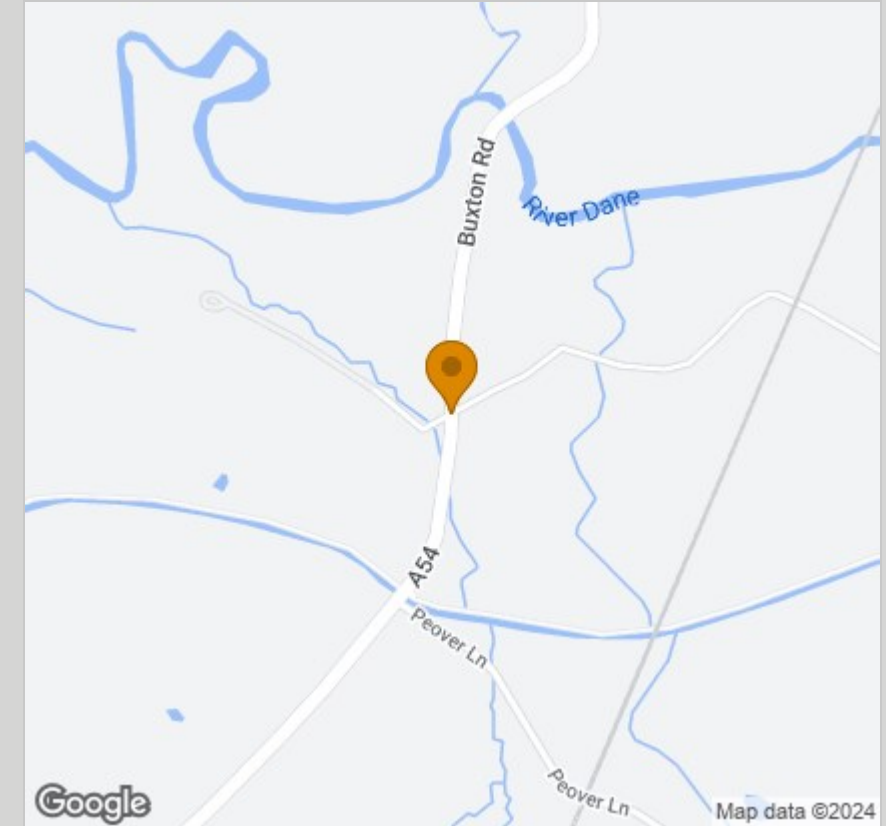
Land Registry Disclaimer

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

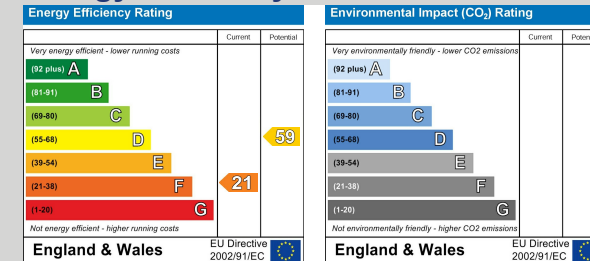
Floor Plan



Area Map



Energy Efficiency Certificate



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64