



11 BLAKE STREET, CONGLETON, CHESHIRE, CW12
4DS

OFFERS IN EXCESS OF £299,950



STEPHENSON BROWNE

FANTASTIC OPPORTUNITY! Stephenson Browne are delighted to market this extraordinary home with an abundance of unique selling points. This detached property was originally two apartments but the current vendors have converted it into one stunning home perfect for a variety of buyers. Boasting spacious accommodation throughout benefitting from two reception rooms, a cellar, a loft room and fantastic character features, this home has been beautifully renovated to appreciate the original charm.

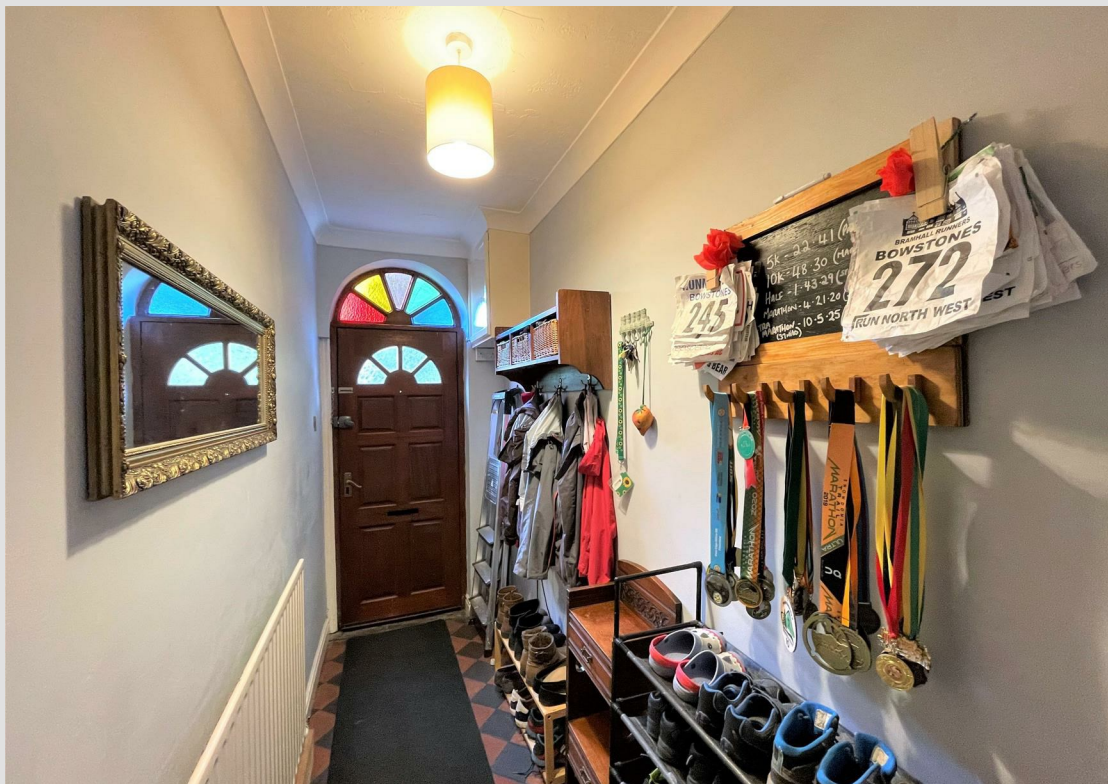
Blake Street is situated in a very convenient location within easy walking distance of Congleton Town Centre and many other local shops and amenities including Tesco Extra and Barn Road retail park. You have Astbury Mere Country Park on your doorstep as well as the Cheshire Tavern pub, currently under renovation to be opened by the popular Paragon Group.

Internally you are welcomed into the entrance hall with stained glass feature and original tiled flooring. From here you have access into the large living/dining/kitchen with space for good size dining table and sofa and a range of built in appliances, there is also a rear porch and WC. There is a door to access the cellar from the kitchen area, this room is currently fitted as a bathroom but could have multiple different uses dependent on your needs. Also on the ground floor are two spacious reception rooms.

To the first floor are three generous bedrooms, two with built in wardrobes, a large bathroom and study area. From the master bedroom are stairs up into the loft room, ideal for dressing room/work from home space.

Externally to the front of the property is a tarmac'd area providing off road parking for multiple vehicles. To the side of the property is a large enclosed garden, beautifully landscaped with stone patio and steps up to a further lawned area with shed and vegetable patch. This garden is perfect for children to play, outdoor dining and keen gardeners.

Early viewing highly recommended!



Entrance Hall

Original feature tiled flooring, entrance door with stained glass opaque panels, stairs to first floor accommodation, access into the living/dining/kitchen, space for storing coats/shoes and radiator.

Living/Dining/Kitchen

18'10" x 16'6"

Fitted country style kitchen comprising wall and base units with wooden work surface over, stainless steel sink with mixer tap, built in dishwasher, double eye level oven, tumble dryer, washing machine and 5 ring gas burner hob with extractor over, space for American style fridge/freezer, tiled splash backs, island with storage below, wood effect flooring, space for good size dining table and sofa, built in storage cupboard, dado rail, door to cellar, rear access via porch area, UPVC double glazed window to the rear elevation and to either side elevation and radiator.

Rear Porch

Wooden panelling, opening from living/dining/kitchen and UPVC door with double glazed glass panels leading to the garden.

Downstairs WC

4'10" x 3'3"

Fitted with a two piece suite comprising low level WC and wall mounted hand wash basin, shelving, tiled splash back and UPVC double glazed window to the side elevation.

Living Room

15'0" x 11'9"

Stunning feature fireplace with gas fire, tiled hearth and surround and wooden mantle, dado rail, patterned wood flooring, coving, UPVC double glazed window to the front elevation and double doors into the reception/play room.

Reception/Play Room

15'3" x 9'11"

Coving, UPVC double glazed double doors to the rear elevation leading into garden and radiator.

Cellar

13'5" x 8'2"

Currently fitted as a bathroom with low level WC, pedestal hand wash basin with tiled splash back, fully tiled shower area and bath, wood panelling, stone effect flooring and two radiators.

Landing

Access to all bedrooms and into bathroom through study area.

Bedroom One

12'5" x 11'10"

Feature open fireplace with hearth and surround, dado rail, built in wardrobe, UPVC double glazed window to the side elevation, radiator and stairs to the loft room.

Bedroom Two

13'3" x 9'3"

Vanity hand wash basin with mirror over, built in wardrobe, dado rail, UPVC double glazed window to the side elevation and radiator.



Bedroom Three

8'5" x 6'7"

UPVC double glazed window to the front elevation and radiator.

Study Area

Two storage cupboards, space for working area and UPVC double glazed window to the side elevation.

Bathroom

12'4" x 8'8"

Fitted with a three piece suite comprising low level WC, pedestal hand wash basin and bath with shower over, part tiled walls, tile effect flooring, exposed beam, wall mounted mirrored cabinet and UPVC double glazed opaque window to the rear elevation.

Loft Room

15'4" x 12'8"

Wooden panel walls, power, lighting and two Velux windows. Ideal for a variety of uses including dressing room/study.

Externally

Externally to the front of the property is a tarmac' d area providing off road parking for multiple vehicles. To the side of the property is a very good sized landscaped, enclosed garden with large stone patio area and steps up to a further laid to lawn area with shed and vegetable patch. This garden is perfect for children playing, outdoor dining and growing vegetables/keen gardeners.

Tenure

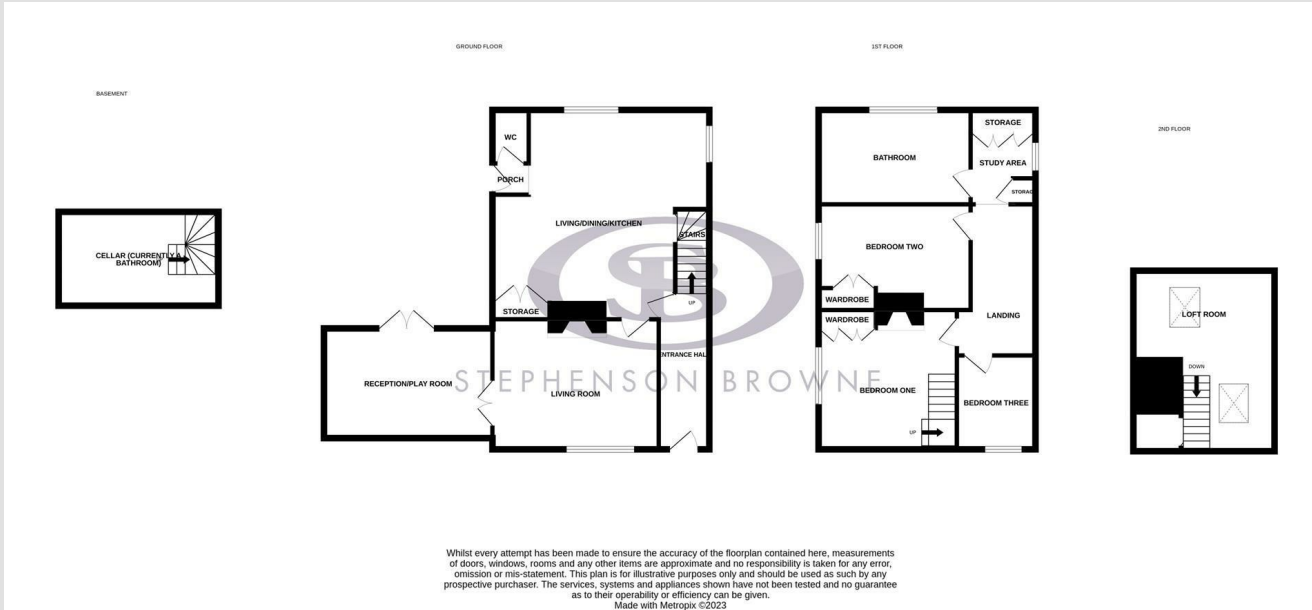
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

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



Floor Plan



Area Map



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 note 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 in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

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