



33 PARK LANE, CONGLETON, CW12 3DG

£597,000



STEPHENSON BROWNE

This spectacular period home truly provides the wow factor! Retaining many original features and providing extremely spacious accommodation throughout, this property would make the perfect family home. Park Lane is well known for its affluent Edwardian/Victorian properties, as you will notice many neighbouring homes share the same style and benefit from being surrounded by mature greenery giving ultimate privacy. Located in the sought after area of Mossley you are only a short walk away from Congleton train station, great for anyone needing to commute, and are also within walking distance of Congleton Town Centre providing all local amenities and eateries for your day to day needs, excellent schools at primary and secondary level are also within the catchment area.

Gated access is provided to the front of the property with a tiered paved pathway leading up to the front entrance where you will also find a lawned front garden surrounded by mature trees and greenery. Internally you are firstly welcomed into the entrance hall giving direct access into the front lounge and study, to the rear is the open plan dining/family/sitting room, a great space to enjoy for entertaining or to relax with the family. A classic styled fitted kitchen opens up into the orangery which houses a beautiful lantern style glass roof and large windows gifted with unspoilt views over the rear garden, in addition there is also a utility/boot room and guest WC.

To the first and second floor are five brilliant sized double bedrooms with the master enjoying its own en suite, the main bathroom is located on the first floor and provides a four piece suite.



Externally you will find a beautifully landscaped private rear garden comprising two terrace seating areas, a well manicured laid to lawn area and additional features including stunning water feature and an array of shrubs, bushes and trees, this garden is fit for the whole family to enjoy, whether that be for a summer garden party, a space to relax or for playing out with the kids. There is a gate to the rear of the garden which gives access to the large garage (easily fits two cars) and rear driveway, behind the garage is an additional laid to lawn garden area ideal for multiple uses.

Stephenson Browne highly recommend viewing this magnificent property to appreciate all it has to offer!

GROUND FLOOR

Entrance Hallway

Stained Glass entrance door leading into the hallway providing access to ground floor accommodation and stair access with balustrade bannister to first floor accommodation with featured tiled flooring, ceiling rose with light fitting, coving, central heating radiator and radiator cover, power point.

Lounge

13'5" x 14'7"

Beautiful bay stained glass window overlooking the front garden, feature open fireplace, ceiling rose with light fitting, coving, picture rail, carpet flooring, central heating radiator, power points.



Study

6'11" x 14'10"

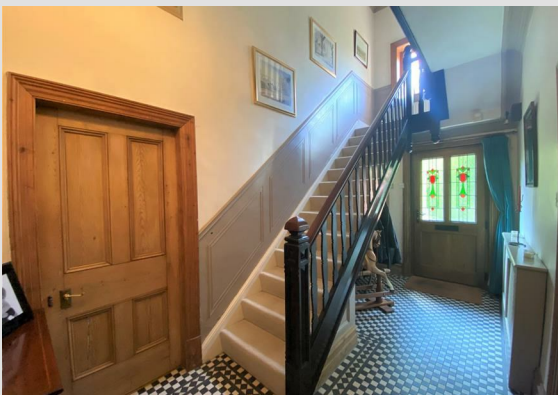
Perfect space to work from home or to use as a additional reception room with single glazed window to front aspect, carpet flooring, open feature fireplace, coving, picture rail, ceiling rose with light fitting, central heating radiator, power points.



Family Room

13'5" x 15'3"

Double aspect with single glazed sash window to the rear elevation and additional stained glass window to the side elevation, feature fireplace housing a log burning stove, ceiling light fitting and two wall light fittings, carpet flooring, two central heating radiators, coving, picture rail, power points, open plan access into...



Dining/Sitting Room

14'4" x 13'1"

Antique cast iron range stove and bell box, picture rail, carpet flooring, UPVC double glazed French doors leading into the orangery, central heating radiator, power points.



Dining Kitchen

17'8" x 20'10"

High quality fitted kitchen comprising wall and base units with work surface over, four ring gas hob with extractor over, marble effect tiled splashback, built in raised oven, porcelain sink with single drainer and mixer tap, space for eye level microwave, UPVC double glazed window, ceiling spotlights, wooden flooring, access into utility and open access into the orangery comprising two sash double glazed windows and French doors leading out into the rear garden, stunning lantern style UPVC double glazed glass roof with fitted spotlights underneath, central heating radiator, carpet flooring, power points.

Utility

8'1" x 14'8" max

Useful additional space with plumbing available for washer/dryer, base unit with work surface over, space for fridge freezer, wooden flooring, boot storage cupboard, ceiling spotlights, power points, door access into rear garden.

WC

3'2" x 5'8"

Accessed from the utility, low level WC, hand wash basin with mixer taps and tiled splashback, central heating radiator, light fitting.

FIRST FLOOR

Galleried Landing

Access to all first floor accommodation with coving, single ceiling light fitting, carpet flooring, power points, central heating radiator, low level stained glass window, Hive heating thermostat, stair access to second floor accommodation.

Master Bedroom

13'6" x 15'3"

Sash single glazed window to rear aspect and single glazed window to side aspect, original feature fireplace, carpet flooring, single ceiling light fitting, picture rail, two built in double wardrobes and single wardrobe plus cupboard space, two central heating radiators, power points, access into the en suite.

En Suite

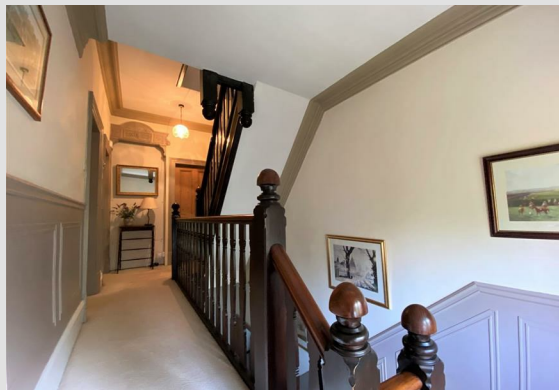
10'4" x 2'8"

Fitted with a three piece suite comprising vanity hand wash basin, low level WC and fully tiled shower cubicle, fully tiled walls, opaque window to the rear elevation, spotlights and towel radiator.

Second Bedroom

13'6" x 14'7"

Single glazed window to front aspect, original feature fireplace, vanity hand wash basin with pillar taps and storage underneath, carpet flooring, single ceiling light fitting, central heating radiator, coving, power points.



Third Bedroom

11'1" x 11'11"

Single glazed sash window to the rear aspect, original feature fireplace, picture rail, vanity hand wash basin with pillar taps and storage underneath, carpet flooring, single ceiling light fitting, power points.

Bathroom

7'0" x 14'11"

Four piece suite with a large walk in shower, glass shower door, dual shower with removal shower head and fitted rainfall shower head, splashback metro tiling, freestanding roll top bath, antique brass traditional high level WC, wooden flooring, single glazed sash window to front aspect, single ceiling light fitting, wall mounted heated towel rail.

SECOND FLOOR

Fourth Bedroom

13'6" x 23'9"

Single glazed window to side aspect, original feature fireplace, vanity hand wash basin with pillar taps and storage under, carpet flooring, central heating radiator, single ceiling light fitting, built in Eves storage space, open beams, power points.

Landing

Access into all second floor accommodation, carpet flooring, single ceiling light fitting.

Fifth Bedroom

14'2" x 19'9"

Single glazed skylight window to rear aspect, two double fitted wardrobes, vanity hand wash basin with pillar taps and storage underneath, single ceiling light fitting, carpet flooring, central heating radiator, power points.

Garage

26'4" x 18'2"

Wide garage can house two cars comfortably with additional space, electric garage door, electric and power sockets, water, units and work surface over.

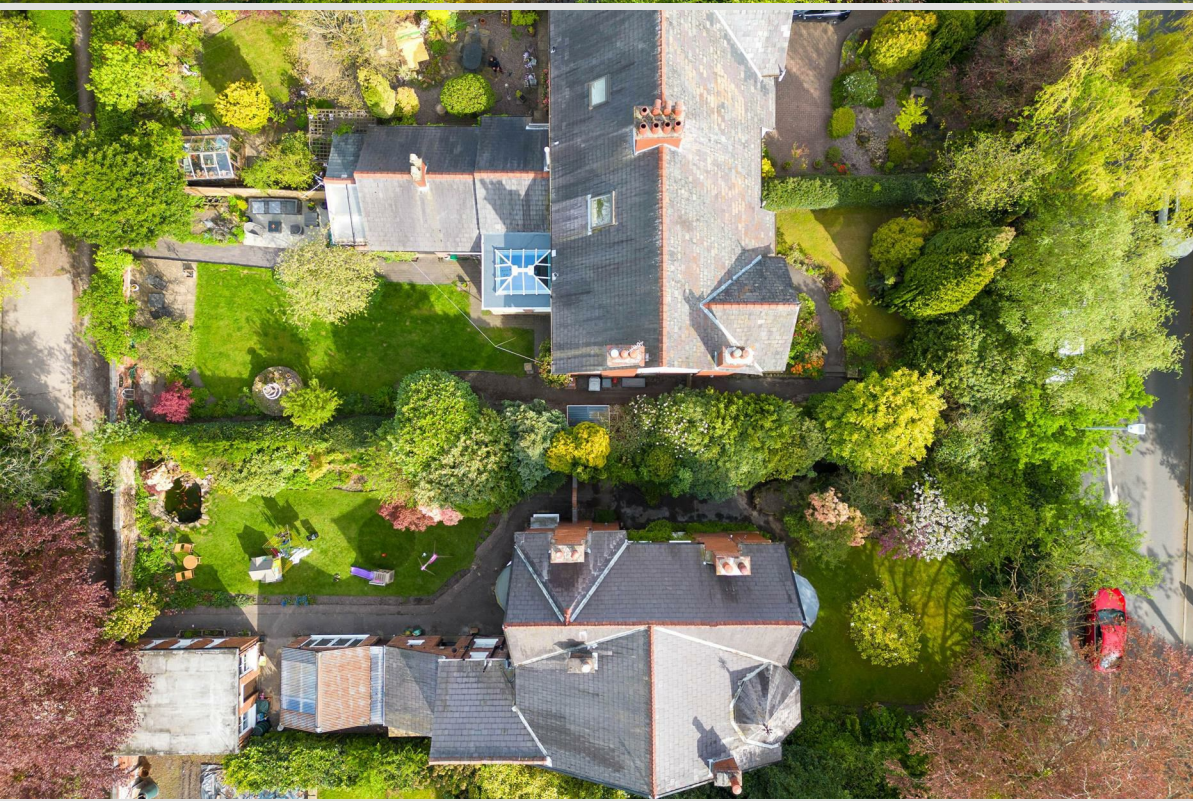
Tenure

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.

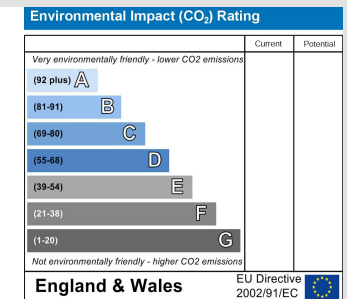
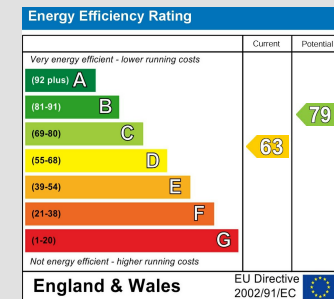
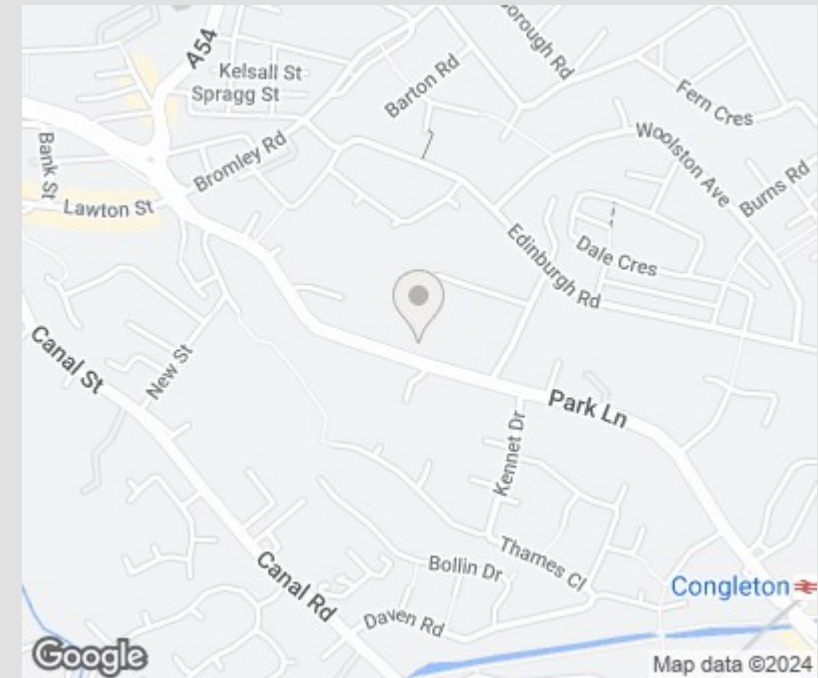




Floor Plan



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.

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