



1a Jackson Road, Congleton, Cheshire, CW12 1NT

Asking Price £475,000

- Individually Designed Five Bedroom Detached Family Home
- Separate Kitchen With Built In Dining & Seating Area
- Impressive & Generous Sized Gardens Which Wrap Around The Entirety Of The Property
- Offered For Sale With No Upward Chain
- Generous Sized Plot With Wraparound Landscaped Gardens
- Impressive Master Suite With Dressing Room & En-Suite Shower Room
- Two Access Driveways Providing Off Road Parking In Abundance
- Three Reception Rooms Including A Spectacular Sized Family Lounge
- Timber Summer House, Useful Work Shop & Two Garages
- Well Positioned For Local Schools, Congleton Park & Canal Side Walks

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NEW INSTRUCTION MORE DETAILS TO FOLLOW*** This individually designed property has five bedrooms and three reception rooms offering a rare opportunity to acquire a substantial family home set within a generous sized plot having generous sized landscaped wraparound gardens.

The property straddles the corner of Macclesfield Road and Jackson Road, having two access driveways with the main access having a cobblestone timber gated driveway, partially concealed from the roadside offering an excellent degree of privacy.



Council Tax Band: F



Covered Entrance Porch

Having courtesy light and stone flooring, hardwood double glazed front entrance door with decorative glazed panel. - Size : -

Entrance Hall

19'6" x 6'7"

Having a stone floor, exposed framework and brickwork with decorative plate rack. Under stairs storage, wall lights, radiator, stairs to first floor landing. - Size : - 19' 6" x 6' 7" (5.95m x 2.00m)

Ground Floor Cloaks

Having WVC with concealed cistern and vanity wash hand basin set on countertop with storage below. Additional matching overhead storage, hardwood double glazed window to side, radiator, tiled floor and partially tiled walls. - Size : -

Study

7'7" x 7'3"

Having a hardwood double glazed window to the front aspect, recess LED lighting and exposed beams and framework. Built in desk. - Size : - 7' 7" x 7' 3" (2.30m x 2.21m)

Lounge

20'3" x 19'4" (into Ingle fireplace x 16'5"

Having a Inglenook fireplace with exposed mantle and brickwork, open grate and stone hearth. Exposed brickwork and beams. Wall light points, hardwood double glazed windows to the front aspect, double doors to rear gardens. Two radiators. - Size : - 20' 3" x 19' 4" (6.18m into Ingle fireplace x 5.

Dining Room

12'5" x 14'6"

Having a hardwood double glazed window to side aspect, double glazed French doors giving access to the garden with matching side panels. Exposed framework and beams, wall light points, radiator. Exposed brickwork with niche. - Size : - 12' 5" x 14' 6" (3.78m x 4.43m)

Kitchen

14'6" x 18'8" (reducing to 10'7" x

Kitchen area having a range of wall mounted cupboard and base units with solid oak works surface over incorporating a one and a half bowl single drainer sink unit with mixer tap over. Space for a range style cooker with double width extractor fan over with stainless steel splashback. Plumbing for washing machine, space for dryer, radiator, glazed display cabinet, exposed brickwork, hardwood double glazed window to the rear and front aspect. Tiling, stone floor. Built in seating and dining area having storage bench and fitted countertop with hardwood double glazed window to the front aspect. - Size : - 14' 6" x 18' 8" (4.42m reducing to 3.23m x 5.69m

Utility Store

- Size : -

First Floor Landing

Having vaulted ceiling with exposed beam and timber framework having a hardwood double glazed window to the rear aspect. - Size : -

Inner Hallway

Having access to loft space, radiator, wall light points, ornate plate rack. - Size : -

Master Suite

12'7" x 12'4"

Having a hardwood double glazed window to the front elevation, radiator, storage to eaves, wall light points and recessed lighting.

- Size : - 12' 7" x 12' 4" (3.83m x 3.76m)

Dressing Room/Walk-in Wardrobe

6'2" x 5'3"

Having hanging rail.

- Size : - 6' 2" x 5' 3" (1.88m x 1.59m)

En-Suite Shower Room

10'8" x 7'1"

Having a quality suite comprising of wash hand basin set in vanity storage unit with countertop having vanity storage below with incorporating WVC with concealed cistern. Hardwood double glazed window to the rear aspect, airing cupboard housing hot water cylinder. Enclosed shower cubicle having an electric shower with recessed lighting and extractor fan. Shaver point, exposed beams to ceiling. Partially tiled walls and tiled floor.

- Size : - 10' 8" x 7' 1" (3.24m into shower x 2.16m)

Bedroom Two

11'1" x 11'9"

Having a hardwood double glazed window to the front elevation with built-in window seat. Storage to eaves, radiator, recess lighting, wall light points. - Size : - 11' 1" x 11' 9" (3.39m to wall x 3.57m)

Bedroom Three

10'5" x 10'2"

Having hardwood double glazed windows to the rear and side aspect, radiator, wall light points, recess lighting to ceiling, exposed beams and frame work. - Size : - 10' 5" x 10' 2" (3.18m x 3.09m)

Bedroom Four

8'2" x 14'6"

Having a partially sloped ceiling with hardwood glazed windows to the front and side aspect, radiator, exposed beams and framework. - Size : - 8' 2" x 14' 6" (2.50m x 4.43m)

Bedroom Five

11'2" x 8'3"

Having a Velux roof light to sloping ceiling with exposed beams and recessed LED lighting. Radiator, storage to eaves. - Size : - 11' 2" x 8' 3" (3.40m x 2.52m)

Family Bathroom

7'2" x 8'0"

Having a panelled bath with over bath electric shower and fitted shower screen, countertop WC set in vanity storage unit with worksurface over and incorporating vanity storage unit. WC with concealed cistern. Velux skylight to roof slope, chrome heated towel radiator, partially tiled walls.

- Size : - 7' 2" x 8' 0" (2.18m x 2.44m)

Externally

The property is approached from the main driveway on Jackson Road having timber gated access leading to the front of the property with a cobblestone driveway providing ample off-road parking for several vehicles in addition to the detached single garage.

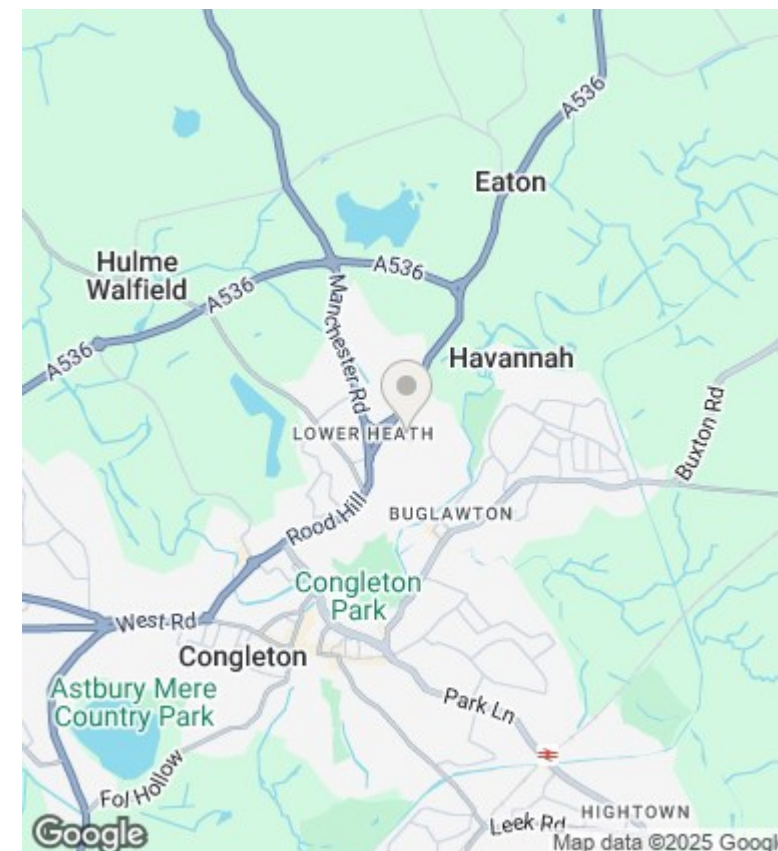
There is an alternative secondary driveway to Manchester Road providing additional off-road parking with space for a caravan motorhome if desired. This access point also allows vehicular access to a further detached garage.

The Property is situated upon a generous sized plot having wraparound gardens to four sides. The landscaped, generous sized lawned gardens enjoy an excellent degree of privacy and are adjoined by feature borders stocked with an array of seasonal plants and shrubs. Indian stone paved patios. There's also a timber built summer house and workshop.

- Size : -







Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

F

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 