



Back Lane, Congleton, CW12 4PP
£155,000

Whittaker ^{Est. 1930}
& Biggs

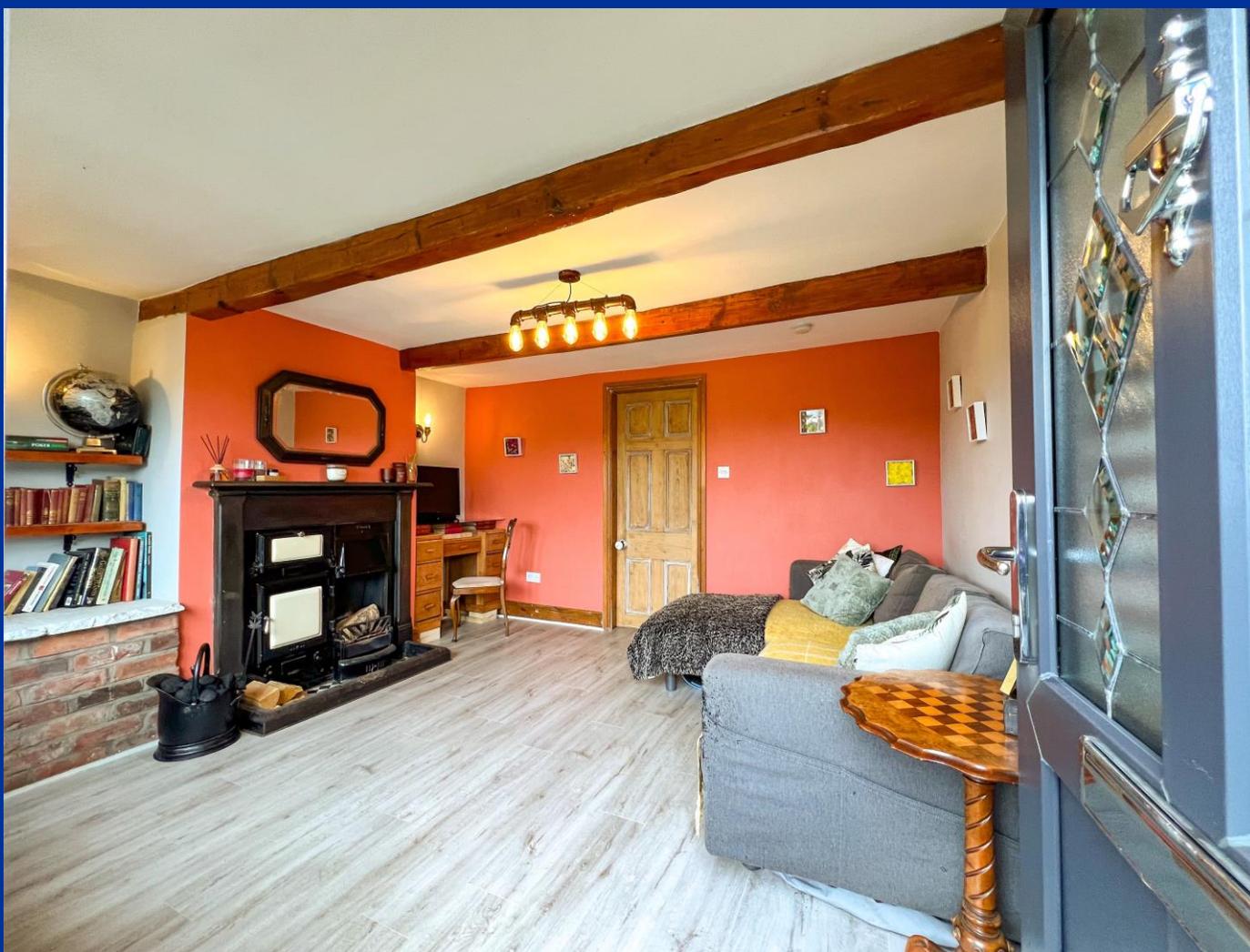
Back Lane, Congleton, CW12 4PP

We are pleased to present to the market this immaculately presented and charming one bedroom cottage which has many original features including an impressive original fireplace and beamed ceiling.

The kitchen opens out onto a generous flagged courtyard with a seating area and brick-built outhouse.

This beautiful character cottage is ideally located in one of Congleton's most sought-after areas. Having fantastic transport links and within close proximity to the excellent local primary and senior schools as well as West Heath Shopping area and the picturesque Astbury Mere Water Park a short distance away.

A viewing is highly recommended to fully appreciate this delightful cottage.



Lounge 11' 11" x 13' 0" (3.64m x 3.97m)
Having UPVC part glazed door to the front aspect, UPVC triple glazed window to the front aspect, wood effect flooring, characterful beamed ceiling, feature fireplace, and a radiator.

Kitchen 12' 3" x 11' 9" (3.74m x 3.58m)
Having a UPVC double glazed door to the rear aspect with access to the rear courtyard, UPVC double glazed window to the rear aspect. Having a fitted unit to the base level, stainless steel sink with drainer, under stairs storage cupboard, Worcester gas fired central heating boiler, tiled flooring, radiator, and stairs to first floor.

First Floor Landing

With a UPVC double glazed window to the rear aspect. Loft access.

Bedroom One 12' 0" x 13' 0" (3.66m x 3.95m)
A spacious double bedroom with a UPVC triple glazed window to the front aspect, wood effect flooring, built in wardrobe, and a radiator.

Bathroom 5' 9" x 7' 11" (1.74m x 2.41m)
Having a UPVC double glazed window to the rear aspect. Comprising of panelled bath with shower attachment over, pedestal

hand wash basin with hot and cold water taps over, WC with push flush, radiator, part tiled walls, and tiled flooring.

Externally

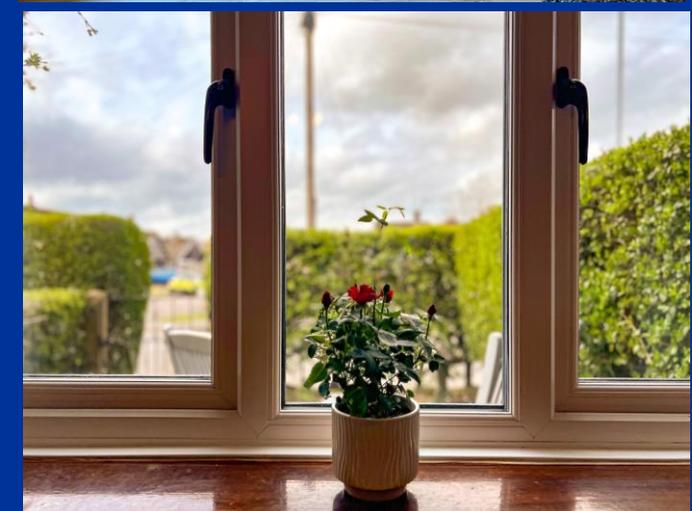
To the front aspect the property features an enclosed gravelled garden with flagged pathway leading to the front door, and hedge borders. To the rear of the property is an enclosed flagged patio area with brick-built outhouse, flagged seating area, fenced boundaries.

Note:

Council Tax Band: B

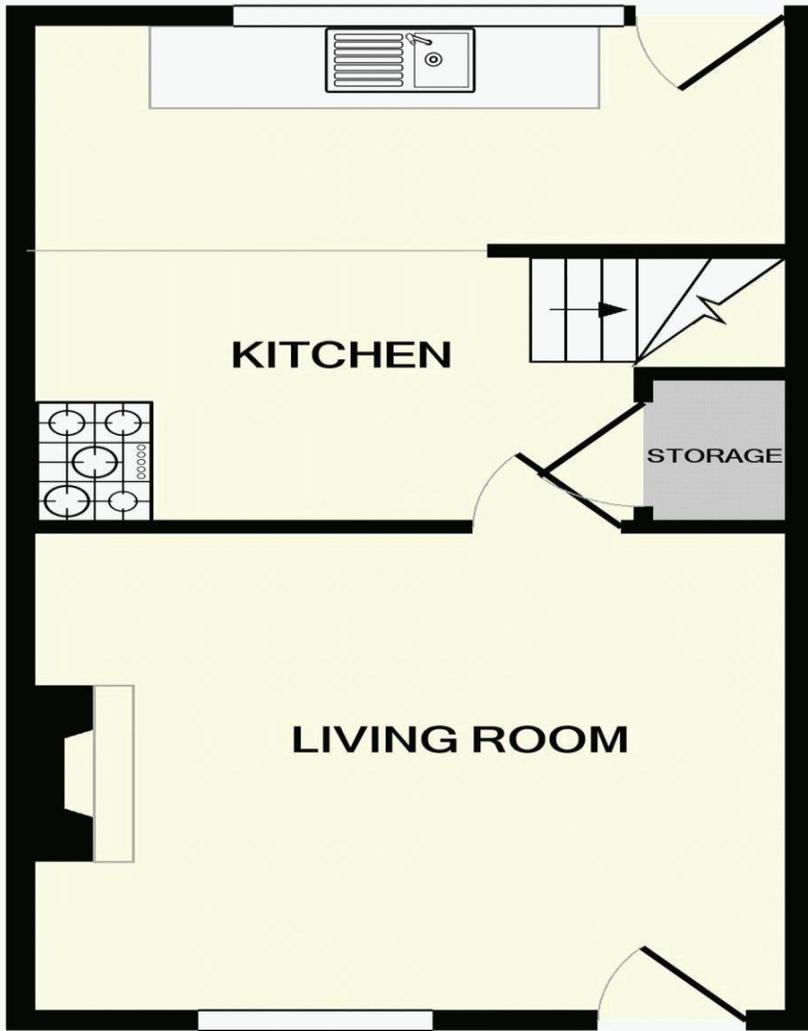
EPC Rating: C

Tenure: believed to be Freehold

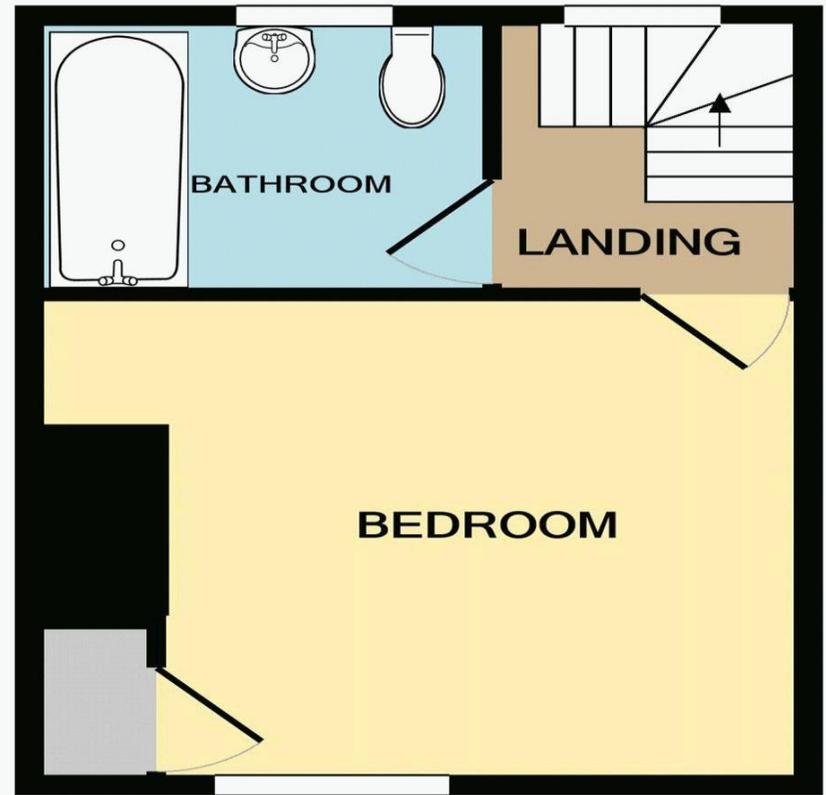








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given



IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are given notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings, or services and so cannot guarantee they are in working order or fit for their purpose. The agent would also like to point out that the majority of the photographs used in their brochures and window displays are taken with non-standard lenses.

16 High Street
Congleton
Cheshire
CW12 1BD
T: 01260 273241
E: congleton@whittakerandbiggs.co.uk

www.whittakerandbiggs.co.uk

Est. 1930
**Whittaker
& Biggs**