



Congleton Road North, Scholar Green, ST7 3BA.
£430,000

Whittaker
& Biggs

Est. 1930

Congleton Road North, Scholar Green, ST7 3BA.

A rare opportunity to purchase this traditional detached home having extended accommodation whilst being set up upon a generous sized plot which immediately adjoins the Macclesfield canal to the rear aspect.

This three-bedroom home offers plenty of potential to extend further and refurbish to create an ideal family home. The property at present has two reception rooms including an extended rear lounge which offers the opportunity to be reconfigured if desired and subject to building regulations. The rear lounge also has UPVC sliding patio doors giving full views over the beautifully landscaped gardens.

The property has 1930s character and charm with original features, including the timber front entrance door and stain glass panelled windows. Off from the kitchen is a ground floor cloaks and access through to the integral garage

The first floor has three good size bedrooms with possible en-suite potential as well as a family bathroom with separate bath and shower and separate WC. The rear gardens are well-maintained to include lawn gardens and adjoining paved patio which adjoins the Macclesfield canal to the rear aspect offering the potential to incorporate canal side views.

The front of the property has a well-proportioned frontage that allows plentiful parking via the extensive driveway.

Located within a non-estate position, this popular area provides good road links to Congleton, Alsager, Kingsgrove, Sandbach and Holmes Chapel.



This attractive home is sure to interest those looking for the perfect family home as well as those looking for a property with plenty of potential.

Covered Entrance Porch

Having timber block beams and original tiled floor. Original timber front entrance door and decorative stained glass window to side.

Entrance Hall

Having panelled walls, stairs off to first floor landing with original staircase, under stairs stair cupboard having shelving and hanging rail.

Lounge 21' 1" x 12' 10" (6.42m x 3.90m) reducing to 3.31

Having deep coved ceiling, feature modern fireplace with gas fire, timber hardwood double glazed leaded window with part obscure glazed panels, radiators, Upvc double glazed sliding patio doors to the rear aspect having full length glaze panels overlooking the garden

Dining Room 14' 8" x 14' 2" (4.48m x 4.31m)

Having a hardwood double glazed leaded bay window to the front aspect, radiator, deep coved ceiling, hardwood double glazed leaded windows to the side aspect. Feature fireplace with gas fire set up on a slate tiled hearth with contrasting slate tiled insert and marble mantle.

Breakfast Kitchen 14' 8" x 9' 10" (4.48m x 2.99m)

Having a range of oak style wall mounted cupboard & base units with fitted work surfaces over incorporating a composite one and a half bowl single drainer stainless steel sink unit with mixer tap over. Quality integral appliances including a Bosch combination double oven and grill, Neff four ring gas hob with extractor fan over. Space for fridge and freezer, glazed display cabinets, fitted shelving to niche. Defined dining area, two

hardwood windows to the rear aspect, radiator, timber clad ceiling.

Vestibule

Having timber door with glazed panel giving access through to the rear gardens and driveway. Access through garage and ground floor cloaks.

Ground Floor Cloaks

Having a WC with fully tiled walls, radiator, hardwood double glazed window to the rear aspect.

First Floor Landing

Having a hardwood double glazed obscured window to the side aspect, access to loft space.

Bedroom One 13' 5" x 12' 2" (4.09m x 3.70m)

Having dual aspect hardwood double glazed windows, built-in wardrobe and fitted shelving, radiator, deep coving to ceiling. Views from the rear aspect over the gardens and over to the Macclesfield Canal.

Bedroom Two 12' 7" x 12' 2" (3.84m x 3.70m)

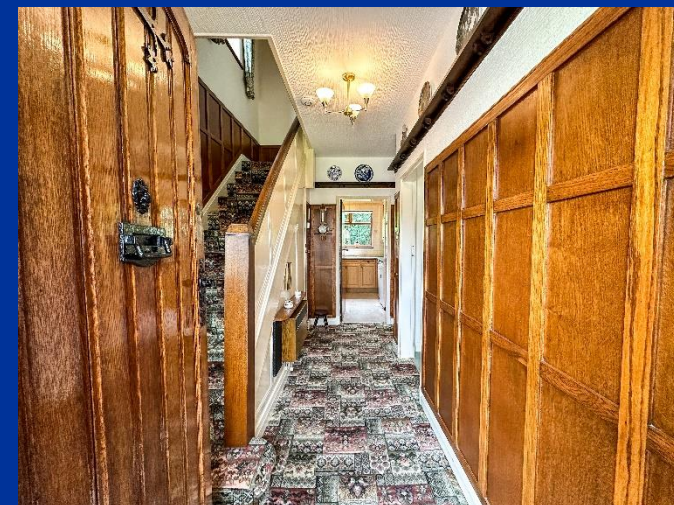
Having timber hardwood double glazed leaded windows to the front and side aspect, fitted shelving and vanity storage cupboards with countertop over. Radiator, deep coving to ceiling, built-in store cupboard.

Bedroom Three 8' 10" x 11' 5" (2.70m x 3.49m)

Having hardwood double glazed window to front aspect. Radiator.

Bathroom 10' 4" x 8' 3" (3.16m x 2.52m)

Having a panelled bath with separate shower cubicle having a thermostatically controlled shower, pedestal wash hand basin, radiator, shaver point wall light point. Part tiled and timber clad walls, hardwood double glazed window overlooking the rear gardens. Built in store cupboard to eaves.



Externally

The rear gardens are well-maintained to include lawn gardens and adjoining paved patio.
The front of the property has a well-proportioned frontage that allows plentiful parking via the extensive driveway.

Note:

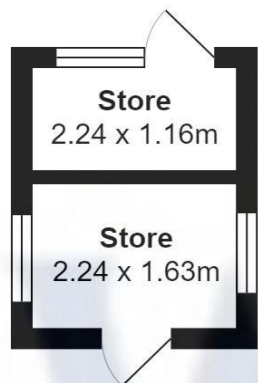
Council Tax Band: E

EPC Rating: E

Tenure: Freehold



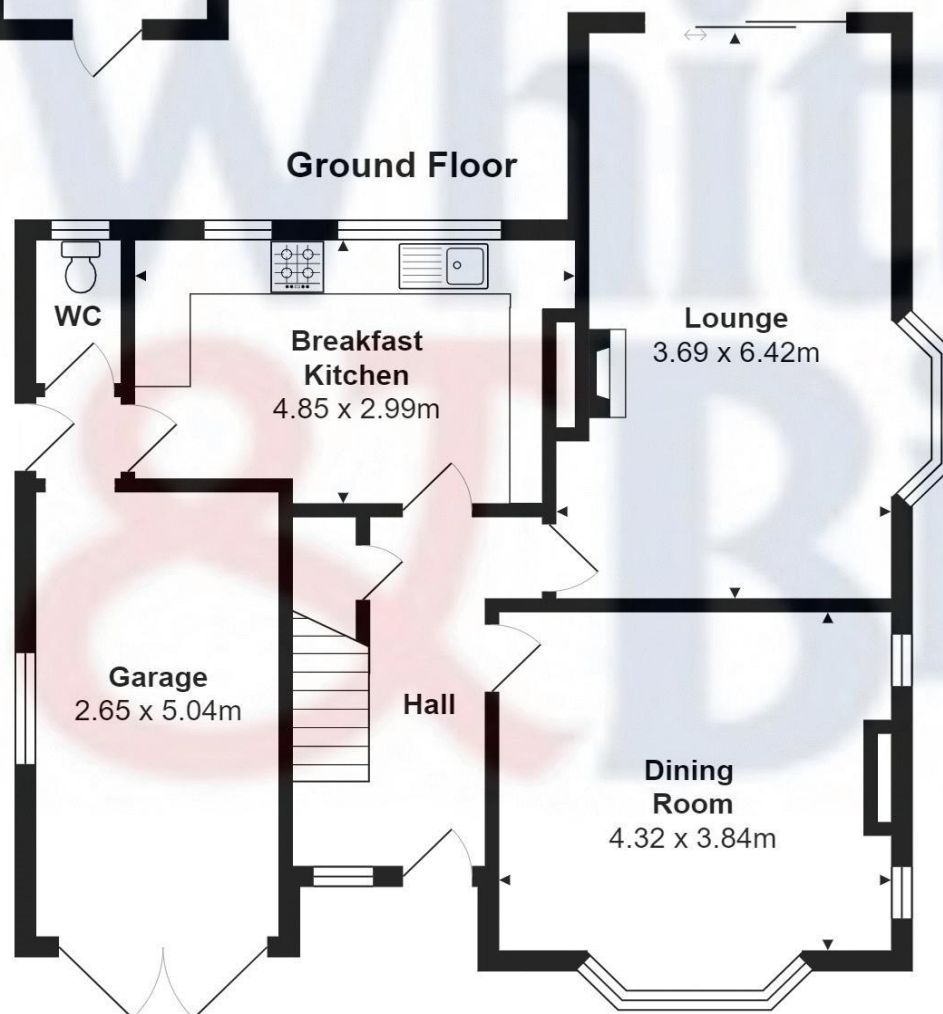




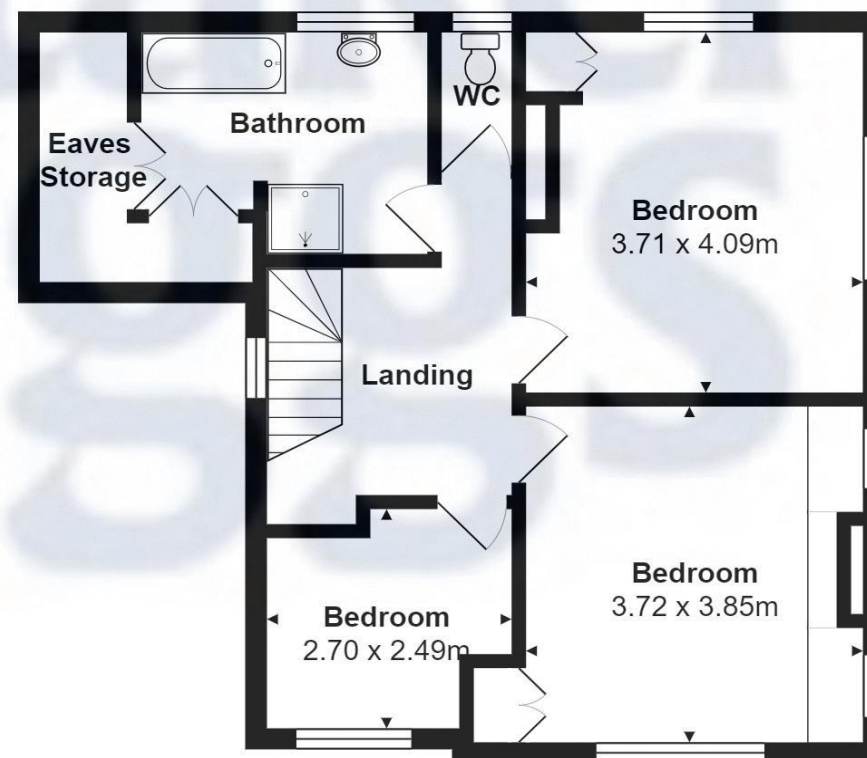
Total Area: 148.9 m²

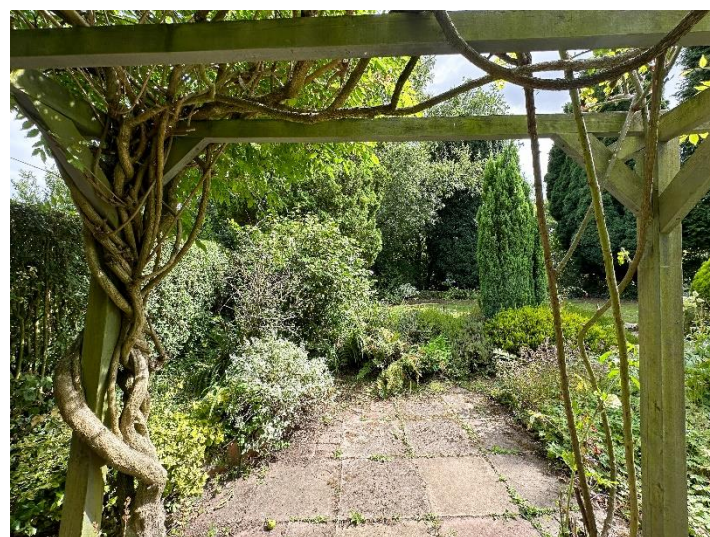
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Plan produced by Thorin Creed

Ground Floor



First Floor





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

www.whittakerandbiggs.co.uk

Est. 1930
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 & Biggs**