



Congleton Road North, Church Lawton, ST7 3BA.
£330,000

Whittaker Est. 1930
& Biggs

Congleton Road North, Church Lawton, ST7 3BA.

This delightful three-bedroom semi-detached home is sure to catch your eye.

Situated in the lovely village of Church Lawton with local amenities close by and fantastic transport routes, whilst benefiting from superb rear views of the open countryside and canal. You are firstly welcomed into a stunning entrance hallway showcasing original tiled flooring and cleverly designed bespoke built in understairs cabinetry.

This attractive home has been immaculately cared for by the current owners, with the main lounge being enhanced with a cozy feature fireplace whilst in the open plan dining kitchen there is a modern on-trend kitchen, with plentiful space to dine and entertain.

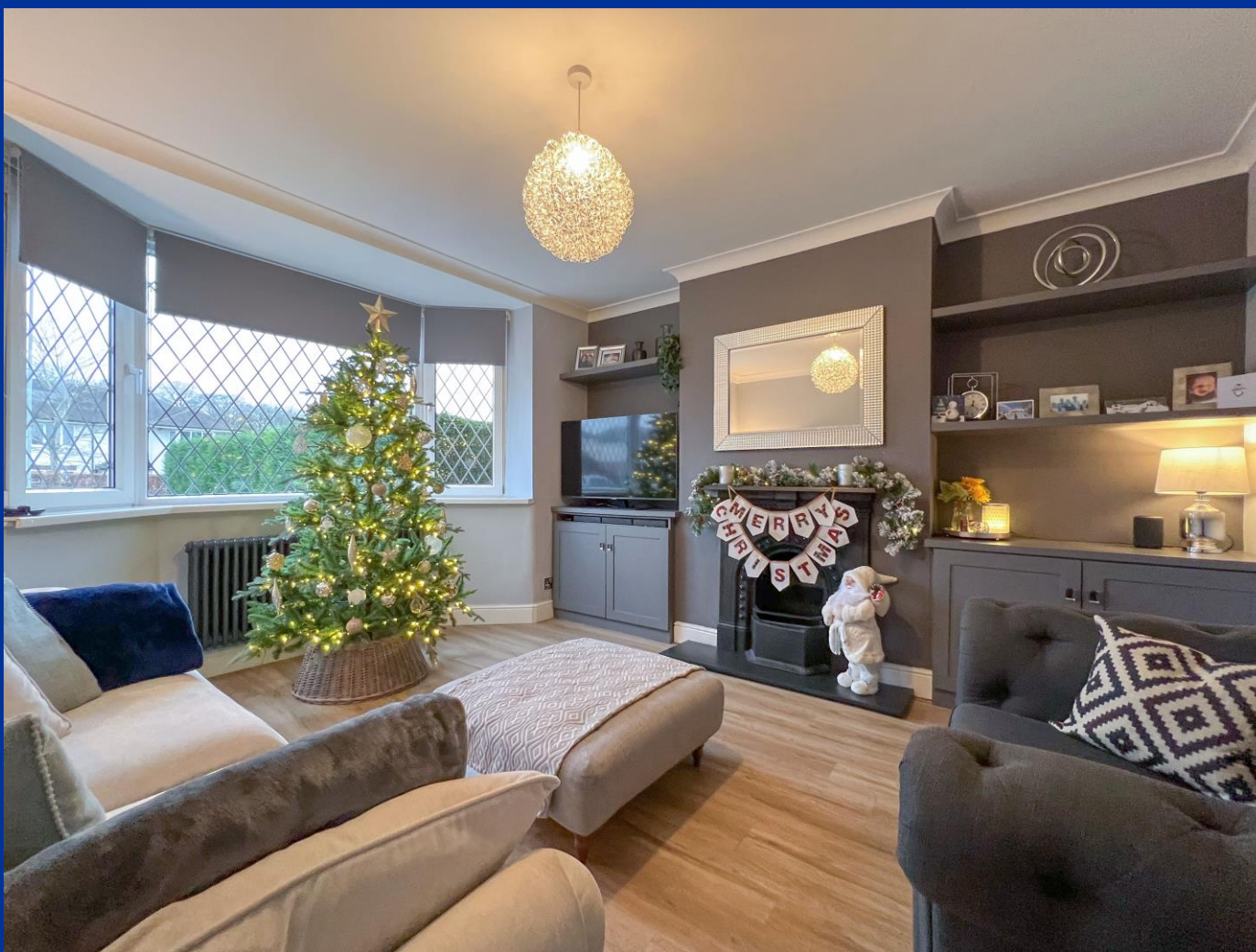
For your convenience there is a separate utility area and downstairs cloakroom.

To the first floor there are there two double bedrooms and a single bedroom, the family bathroom offers a four-piece suite with a separate shower enclosure and a freestanding bath.

Externally the property commands a fantastic size cobbled and gravelled driveway, offering plentiful private parking for multiple vehicles.

To the rear of the home there is a lawned garden and paved patio area, and as previously mentioned those all-important views of the open countryside and Macclesfield canal.

We feel a viewing is highly recommended to fully appreciate this beautiful home.



Entrance Hallway

Having a double glazed wooden front door and windows to each side. Original tiled flooring. Double radiator. Incorporating cleverly designed hidden storage.

Lounge 14' 9" x 12' 10" (4.50m x 3.90m)

Having a UPVC feature bay window to the front aspect. Comprising of a feature fireplace with mantle surround and hearth, sat on a slate half. LVT flooring. Coving to ceiling. Incorporated Storage in the alcove. Double radiator.

Dining Area 13' 7" x 12' 6" (4.15m x 3.80m)

Having a UPVC double glazed door and UPVC double glazed windows to each side housing a feature fireplace comprising of an electric fire. Coving to ceiling. Wood effect laminate flooring.

Kitchen 10' 9" x 9' 6" (3.28m x 2.90m)

Having a UPVC double glazed window to the side aspect. Comprising of a range of shaker style wall cupboard and base units with solid woodwork surfaces over incorporating a stainless-steel sink and drainer with mixer tap over. Induction hob with stainless steel extractor hood over. Double oven, integrated fridge and dishwasher. LVT wood laminate flooring continuing into the defined open plan dining area.

Inner Hallway

Having a side access door with access to the garden and patio area. Wood effect laminate flooring.

Utility Room 9' 9" x 3' 10" (2.97m x 1.17m)

Having a UPVC window to the side aspect. Having a range of wall cupboard and base units with solid wood worktops over. Space and plumbing for washing machine and dryer and space for fridge freezer. Wood effect laminate flooring.

Downstairs WC 6' 8" x 2' 5" (2.02m x 0.74m)

Having a UPVC double glazed obscured window to the side aspect. Comprising of a two-piece suite featuring a low-level hidden cistern with push flush, wall mounted wash hand basin with feature tap over. Radiator. Vinyl flooring. Extractor fan.

First Floor Landing

Having a UPVC double glazed window to the side aspect.

Bedroom One 12' 0" x 15' 2" (3.66m x 4.62m)

Having a UPVC double glazed bay window to the front aspect. Double radiator.

Bedroom Two 11' 5" x 13' 7" (3.49m x 4.15m)

Having a UPVC double glazed window to the rear aspect with uninterrupted open countryside views. Double radiator. Bespoke fitted wardrobes.

Bedroom Three 8' 11" x 7' 5" (2.72m x 2.27m)

Having a UPVC double glazed window to the front aspect. Double radiator.

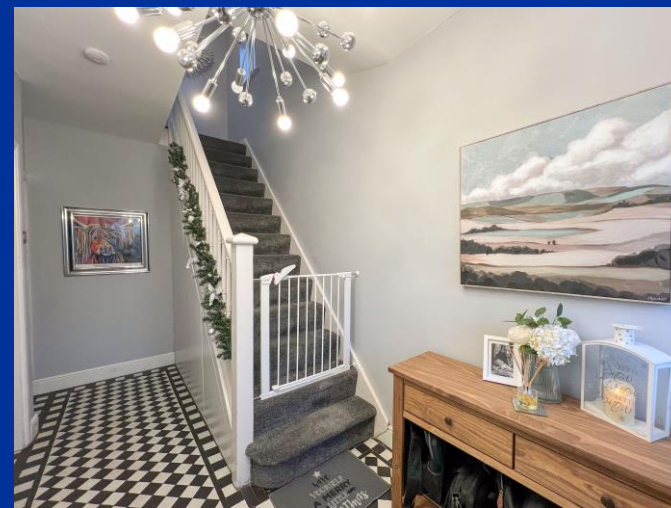
Family Bathroom 7' 7" x 6' 9" (2.30m x 2.05m)

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a four-piece suite featuring a freestanding bath with separate chrome mixer taps and shower attachment over. Separate shower enclosure with rainfall showerhead over. Low level WC with push flush. Vanity unit with countertop basin with chrome mixer tap over. Chrome heated towel rail. Recessed spotlights. Extractor fan. Fully tiled walls. Vinyl flooring.

Council Tax Band: D

EPC Rating: D

Tenure: believed to be freehold

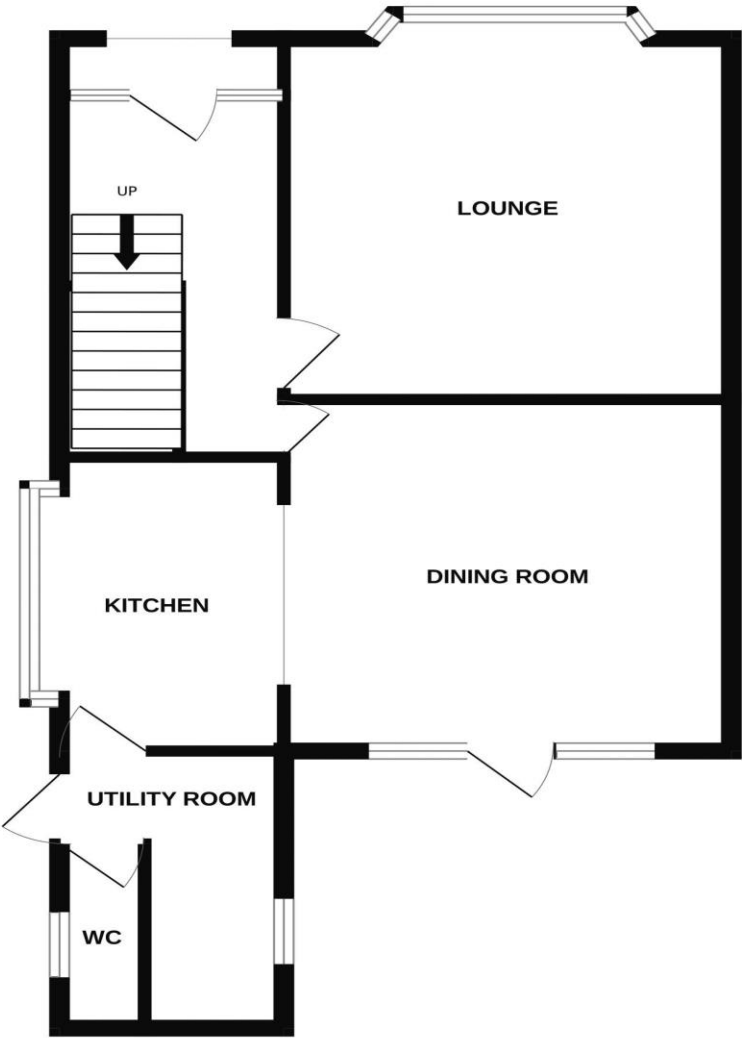




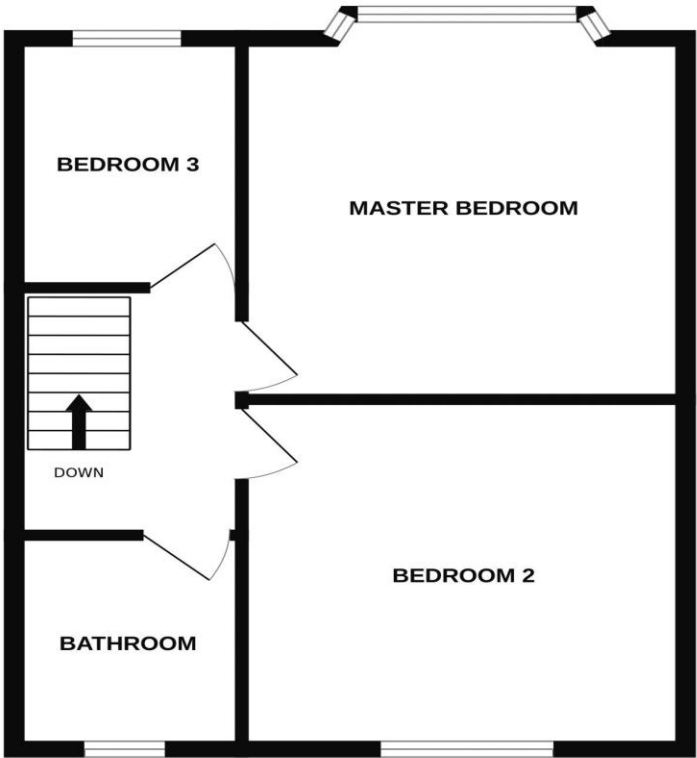




GROUND FLOOR



1ST FLOOR





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