



## 1 Giantswood Lane, Congleton, CW12 2HG Offers In The Region Of £325,000

Located in the heart of Congleton, 1 Giantswood Lane presents an exciting opportunity for investors, developers and those looking for a family home that can be personalised accordingly. This spacious house boasts four well-proportioned bedrooms, making it an ideal canvas for those looking to create a comfortable family home. While the house is in need of modernisation, this offers a unique chance to personalise the space to your taste and requirements.

Conveniently located, the property is within a mile of various amenities, ensuring that daily necessities are easily accessible. This prime location not only enhances the appeal for potential buyers or renters but also adds to the overall value of the investment.

Whether you are looking to renovate for personal use or seeking a promising project to add to your portfolio, 1 Giantswood Lane is a property that should not be overlooked. A viewing is highly recommended to appreciate the size and potential of the property.



## DIRECTIONS

From our office in Leek, head north west on the A523. Continue straight on at the roundabout, then follow the road for 4 miles before turning left onto Beat Lane. Follow Beat lane for approximately 4.1 miles before turning right at the cross roads. Continue on this road until reaching a roundabout in the middle of Congleton. Take the first exit on the roundabout onto Mountbatten Way, then continue on this road until reaching the next roundabout, at which point, take the second exit onto Rood Hill. Upon reaching the traffic lights at the T junction, take a right hand turn to continue on Rood Hill. After approximately 0.3 miles turn left onto Giantswood Lane where the property will be located immediately on the right as signposted by our 'For Sale' board.

## SITUATION

The property is located in the heart of Congleton with most amenities in and around the town centre being within a mile from the property. The property is approximately 0.8 miles from the Congleton town centre, 7.9 miles from Macclesfield and 11.1 miles from Leek.

## Accommodation comprises

### Front Entrance Door

Leading into Hallway

### Front Room 17'7" x 12'2" (5.37m x 3.72m)



With radiator, Herringbone block tiled flooring, an open fireplace, a single glazed window to the front aspect and two UPVC double glazed windows to the rear aspect.

### Kitchen 11'10" x 9'2" (3.625m x 2.805m)



With a radiator, a basic range of wall and base units, an external door to the rear and a UPVC double glazed window to the rear aspect.

### Utility/ Pantry 9'2" x 4'4" (2.798m x 1.345m)



With a radiator, Herringbone block tiled flooring and a frosted UPVC double glazed window to the rear aspect.

Living Room 16'8" x 12'10" (5.105m x 3.915m)



With Herringbone block tiled flooring, an open fireplace, in-built shelving and four UPVC double glazed windows, one to the side aspect and three to the rear.

#### Staircase

Leading to First Floor Landing and giving access to:-

Bedroom 1 11'8" x 11'0" (3.561m x 3.374m)



With wooden flooring, fitted wardrobes and dressing table and two UPVC double glazed windows to the rear aspect.

Bedroom 3 10'10" x 8'9" (3.325m x 2.671m)



With wooden flooring and two UPVC double glazed windows to the rear aspect.

Bedroom 4 11'1" x 8'6" (3.389m x 2.604m)



With wooden flooring and two UPVC double glazed windows to the rear aspect.

Bedroom 2 13'8" x 11'4" (4.174m x 3.461m)



With wooden flooring, fitted wardrobes and single glazed windows to the front and rear aspects.

## Bathroom



With radiator, wooden flooring, WC, pedestal wash hand basin and a bath.

## Outside



Externally the property benefits from a garage, coal shed and outside WC all adjoining the house providing plentiful storage space. The property also boasts garden space to the front and rear with pathways between them on either side of the house.

[Garage 17'7" x 13'10" max \(5.38m x 4.24m max\)](#)

[Coal Shed 6'9" x 3'5" \(2.06m x 1.05m\)](#)

## Services

We understand the property is connected to mains electricity, water and gas.

## Viewings

By prior arrangement through the Agent.

## Measurements

All measurements given are approximate and are 'maximum' measurements.

## Please Note

The agent has not tested any apparatus,

equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purpose, neither has the agent checked the legal documents to verify the freehold/leasehold status of the property.

## Wayleaves & Easements

The property is let subject to and with the benefits of all rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights and obligations, easements, quasieasements and restrictive covenants and all existing and proposed wayleaves for masts, pylons, stays, cables, drains and water, whether or not referred to in these stipulations, the particulars or special conditions of lease.

## Tenure & Possession

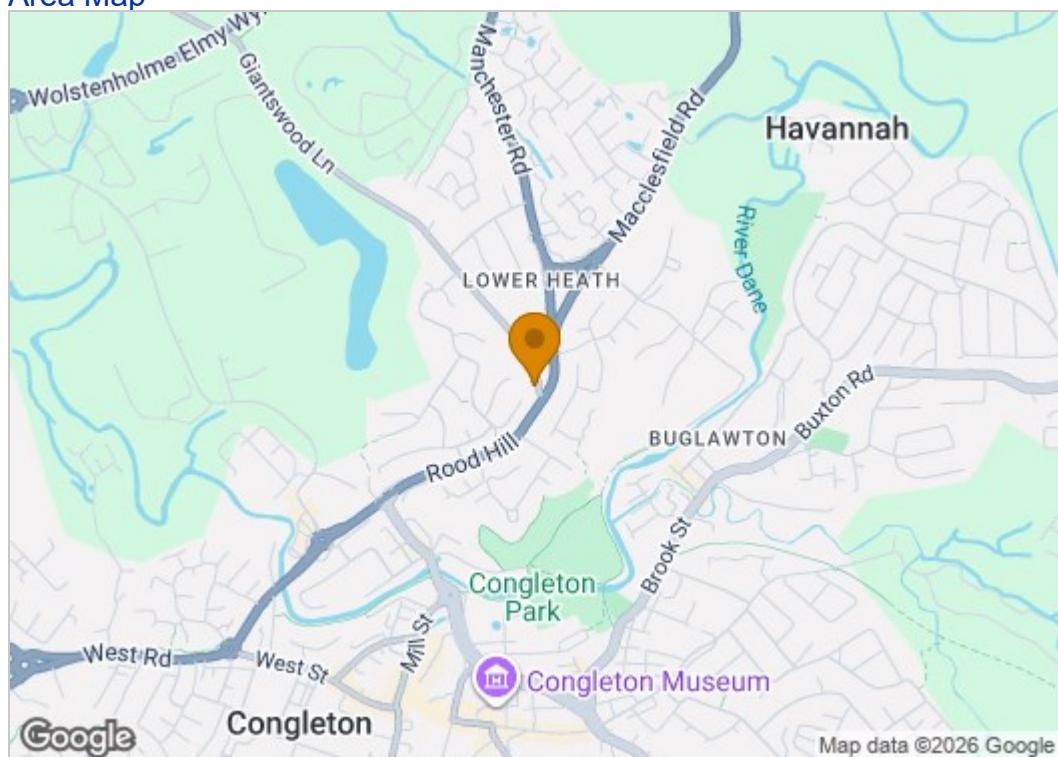
The property is held freehold and vacant possession will be given upon completion.

## Websites

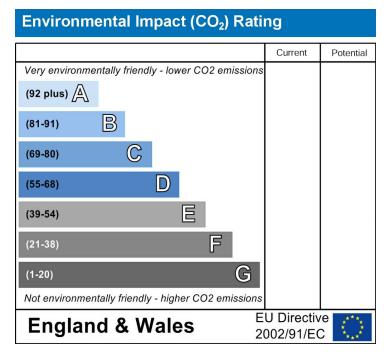
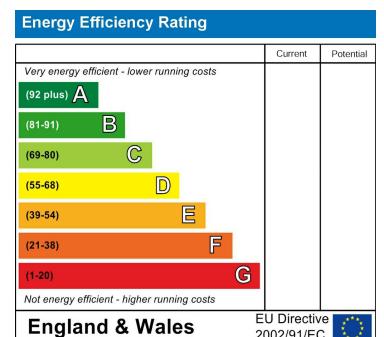
[www.grahamwatkins.co.uk](http://www.grahamwatkins.co.uk); [www.rightmove.co.uk](http://www.rightmove.co.uk); [www.primelocation.co.uk](http://www.primelocation.co.uk) [www.onthemarket.co.uk](http://www.onthemarket.co.uk)

## Floor Plan

### Area Map



### Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.