Whittaker & Biggs Est. 1930
Rostons Group







45 Congleton Road North, Church Lawton, Stoke-On-Trent, ST7

Offers In The Region Of £425,000

- Individual Four Bedroom Detached Residence
- Kitchen Equipped With Integral Appliances
- Integral Garage & Ample Off- Road Parking
- No Upward Chain
- Sought After Location Of Church Lawton
- Downstairs WC & Utility/ Store Room
- Superb Plot With Landscaped Gardens
- Two Good Size Reception Rooms
- Spacious Family Shower Room
- Extended Block Paved Patio Area - Perfect For Summer Evenings

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45 Congleton Road North, Stoke-On-Trent ST7 3AZ

A Spacious Four-Bedroom Detached Home in a Sought-After Congleton Road North Location

Positioned on a generous size plot in the highly desirable area of Church Lawton this four-bedroom detached residence offers fantastic potential and a superb setting for family living. Set back from the road and framed by attractive, landscaped gardens, the property provides a sense of privacy while remaining conveniently close to local amenities and transport links.

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Council Tax Band: E





Internally, you are firstly welcomed into an entrance hallway which leads directly to the two superb well-proportioned reception rooms, ideal for both entertaining and everyday relaxation. The layout offers flexibility, with plenty of natural light enhancing the bright and welcoming atmosphere throughout.

The kitchen offers fantastic views of the landscaped garden, whilst certain areas of the property would benefit from sympathetic modernisation, giving buyers a wonderful opportunity to update and personalise the home to their own tastes.
Access can be gained via the inner hallway through to the integral garage, downstairs cloakroom and utility/ storeroom.

Onto the first floor there are four bedrooms three being doubles and one single, each offering pleasant outlooks across the gardens or surrounding area.
The extended family shower room benefits from two showers with one being a walk-in double width shower enclosure for your comfort and ease.

Externally, the property continues to impress. The beautifully landscaped rear garden provides an excellent backdrop for outdoor dining, play, or simple relaxation. Additional benefits include an integral garage and private driveway providing ample parking for vehicles.
With its spacious plot, desirable location, and scope for enhancement, this property represents an exciting opportunity for those seeking a long-term family home in one of the area's most sought-after settings.

Located on Congleton Road North, the residence is perfectly positioned for commuting with the M6 and A500 a short distance away whilst retaining excellent links to the wide range of local amenities of Congleton, Alsager and Sandbach. There are also a range are primary schools close by including Church Lawton school and Scholar Green primary and nursery school.

Offered with no upward chain a viewing on this individual residence is highly advisable.

Entrance Hallway
Entrance hallway having a UPVC door with access into the hallway
Stairs to the first floor landing and access to the ground floor accommodation.
Double radiator. Wall light points.

Lounge
17'5" x 13'11"
Having a UPVC double glazed bow window to the front aspect. Two double radiators. Wall light points.
Feature fireplace with solid mahogany surround and mantle with a marble effect hearth, comprising of a coal effect gas fire. Coving to ceiling.

Dining /Sitting Room
20'11" x 11'7"
Having a UPVC double glazed window to the rear aspect and UPVC double glazed sliding doors with access to the patio area and gardens.
Coving to ceiling two double radiators.

Access to a handy storage cupboard under the stairs with shelving.

Kitchen
12'5" x 8'5"
Having a UPVC double glazed window to the rear aspect. and a UPVC door with access to the inner hallway.
Comprising of range of wall cupboard and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over, Neff double oven, gas hob with extractor hood over. Integrated fridge. Tiled walls.

Inner Hallway
Having a UPVC door with access to the gardens and garage

Ground floor WC
5'11" x 3'0"
Having a double glazed obscure window to the rear aspect. Comprising of WC. Radiator.

Store Room
6'4" x 5'9"
Housing the boiler. Radiator.

Garage
Electrically controlled remote door

First Floor Landing
First floor landing having access to the bedrooms and family bathroom.

Bedroom One
12'3" x 11'6"
Having a UPVC double glazed window to the rear aspect overlooking the gardens.
Fitted wooden wardrobes with storage overhead. Radiator.

Bedroom Two
12'10" x 11'7"
Having a UPVC double glazed window to the front aspect. Fitted wardrobes. Radiator.

Bedroom Three
11'4" x 9'1"
Having a UPVC double glazed window to the front aspect. Radiator

Bedroom Four
10'2" x 8'7"
Having a UPVC double glazed window to the front aspect. Radiator. Access to the loft.

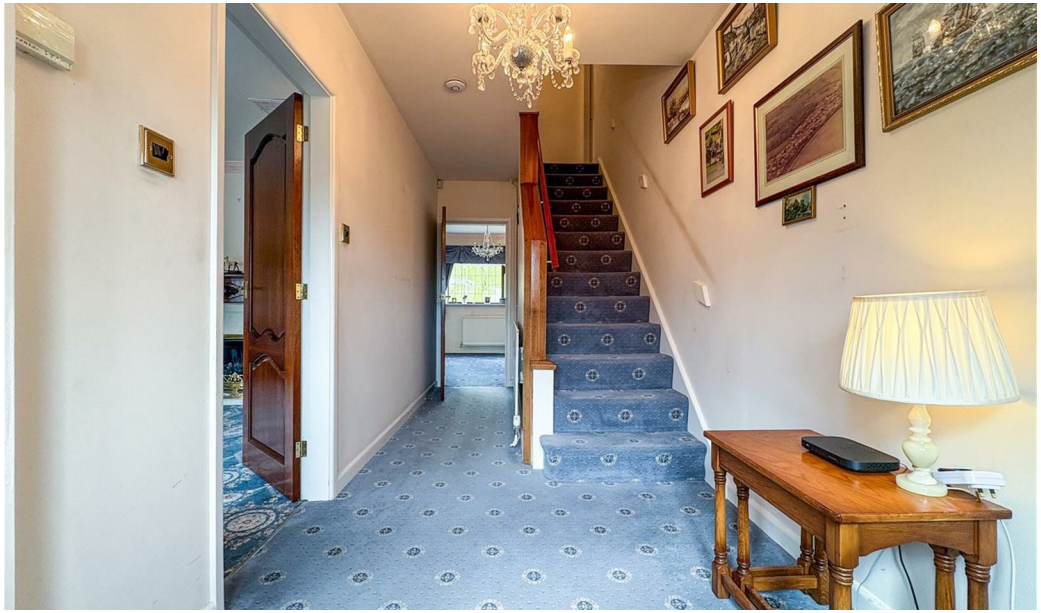
Family Bathroom
15'1" x 7'4"
Having a UPVC double glaze window to the side aspect.
Comprising of a double width shower cubicle with rainfall showerhead over, WC, radiator.
Recessed downlights, wood effect laminate flooring aqua board in the shower cubicle and fully tiled walls, Archway.-

Corner shower cubicle, pedestal wash hand basin. Vanity unit incorporating storage and shelving. Access to the water tank.
Fully tiled walls. Recessed downlights.

Externally
To the front of the property there is a grass verge with a paved driveway providing off-road parking for multiple vehicles .
Access to the rear is via a private gate -Landscaped garden with feature brick paved patio and lawned areas with mature trees and shrubs.

Notes
Property is not Registered

AML REGULATIONS
AML REGULATIONS. We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.











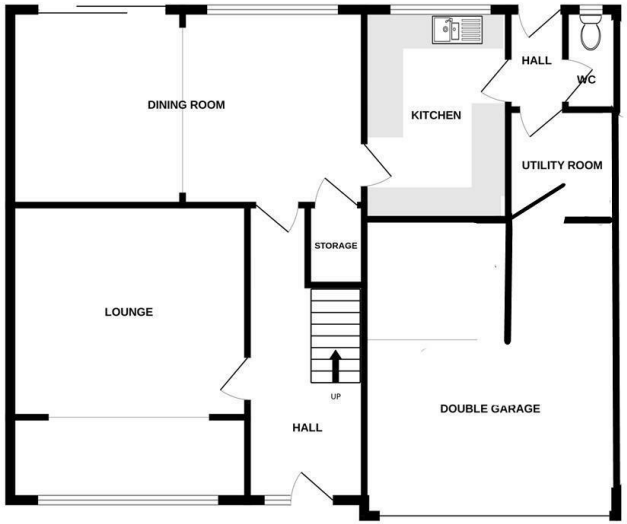








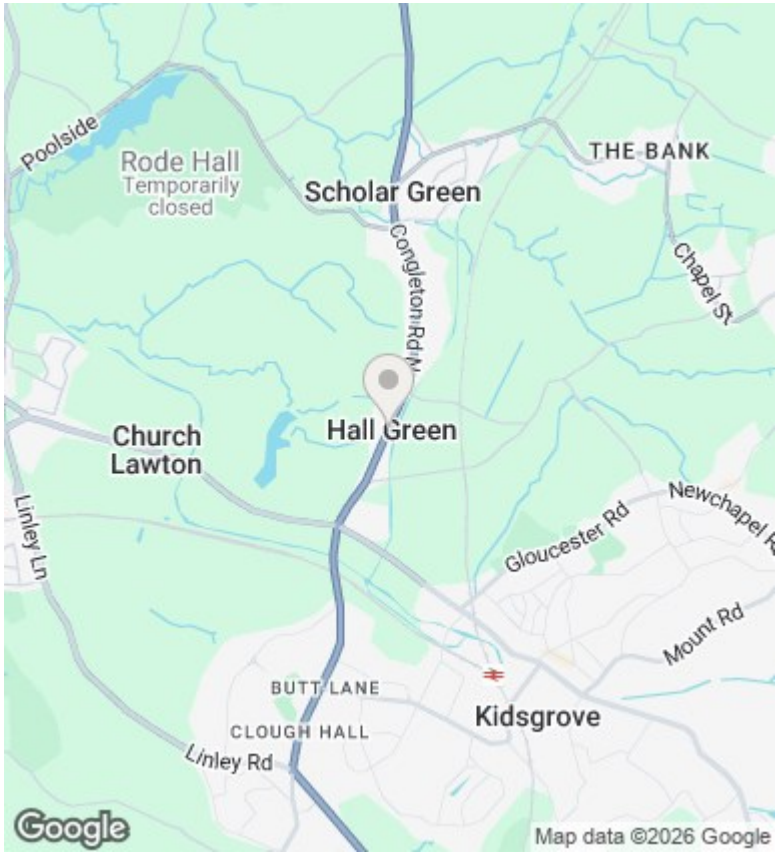
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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Directions

Viewings

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

Council Tax Band

E

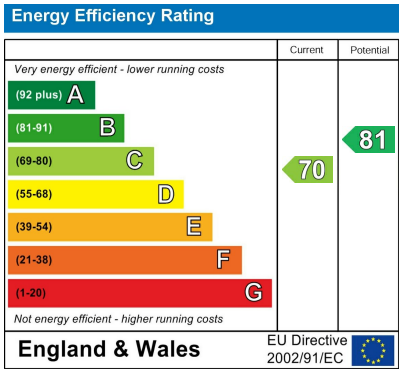


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