

BEDROOM 4 REAR 12' 5" x 11' 7" (3.78m x 3.53m) to wardrobes
: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Two double built in wardrobes.

BEDROOM 5 REAR 14' 2" x 8' 10" (4.31m x 2.69m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

FAMILY BATHROOM 9' 3" x 9' 0" (2.82m x 2.74m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C., bidet, circular sink bowl with chrome mixer tap set on granite effect surface with cupboard below, panelled bath and separate shower enclosure housing a Mira electric shower with tiled walls and folding glass doors. Chrome centrally heated towel radiator. Fully tiled walls and floor.

Outside :

INTEGRAL DOUBLE GARAGE 17' 8" x 15' 5" (5.38m x 4.70m)
internal measurements : Electrically operated roller style door. Power and light. Wall mounted Vaillant combi gas boiler.

FRONT : Extensive driveway with parking for numerous vehicles. Lawn and borders. Electric vehicle charging point.

REAR : Adjacent to the rear of the property is an extensive paved terrace seating area beyond which are enclosed gardens mainly laid to lawn with flower borders, raised timber decked terrace, pond water feature and summerhouse. Secure gated access to both sides leading to the front.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

TAX BAND: F

LOCAL AUTHORITY: Cheshire East.

DIRECTIONS: SATNAV CW12 3DS

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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19 The Parklands,
Congleton, Cheshire CW12 3DS

Selling Price: £585,000

- SOUGHT-AFTER CUL-DE-SAC LOCATION JUST OFF PARK LANE
- FIVE GENEROUS BEDROOMS INCLUDING PRINCIPAL WITH EN-SUITE
- THREE VERSATILE RECEPTION ROOMS IDEAL FOR FAMILY LIVING
- LARGE MODERN FITTED KITCHEN WITH SEPARATE UTILITY ROOM
- WALKING DISTANCE TO RAILWAY STATION & HIGH TOWN AMENITIES
- LANDSCAPED GARDENS WITH TERRACE, DECKING, POND & SUMMERHOUSE
- INTEGRAL DOUBLE GARAGE WITH ELECTRIC DOOR & INTERNAL ACCESS
- EASY ACCESS TO COUNTRYSIDE WALKS, CANAL PATHS & PEAK DISTRICT

FOR SALE BY PRIVATE TREATY (Subject to contract)

Substantial Five Bedroom Detached Family Home | Sought-After just off Park Lane Location | Walking Distance to Station & Amenities | Multiple Reception Rooms | Integral Double Garage | Beautiful Landscaped Gardens

An impressive and beautifully presented five bedroom detached residence offering generous, versatile living accommodation ideal for modern family life. This outstanding home combines elegant reception spaces with a contemporary kitchen, quality bathroom fittings and a superb landscaped rear garden — perfect for both entertaining and everyday living.

Positioned within a small and exclusive cul-de-sac just off the highly regarded Park Lane, the property enjoys a prime setting combining peace and privacy with exceptional convenience. The town's railway station is within a short walk, providing frequent services to Manchester Piccadilly and London Euston, with Manchester International Airport also easily accessible — making this an excellent choice for commuters.

A welcoming entrance porch leads into a striking T-shaped reception hall with return staircase and understairs storage.

The ground floor offers superb flexibility with a formal front dining room, a spacious lounge featuring a living-flame fire and folding/sliding doors opening onto the rear terrace, and a delightful morning room/music room with French doors to the garden — ideal as a family room, breakfast or playroom.

At the heart of the home is a large, modern fitted kitchen with extensive cabinetry, integrated appliances, double oven, gas hob, feature lighting and slate-effect flooring. This is complemented by a separate utility room with internal access to the integral double garage, along with a stylish ground-floor WC.

