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Energy performance certificate (EPC)

2 St. Michaels Cottages Congleton, Cheshire CW12 2JQ	Energy rating E	Valid until 9 June 2034
Property type Semi-detached house	Total floor area 104 square metres	Certificate number 7236-7104-6686-0091-0302

Rules on letting this property
 Properties can be let if they have an energy rating from A to E.
 You can read guidance for landlords on the regulations and exemptions [here](#) and for tenants [here](#).

Energy rating and score
 This property's energy rating is E, 11 from the potential to be D.
[See how to improve this property's energy efficiency](#)

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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2 St. Michaels Cottages
 Giantswood Lane, Hulme Walfield, Congleton,
 Cheshire CW12 2JQ

Selling Price: £399,999

- SUPERB EXTENDED SEMI-DETACHED HOME – WITH NO ONWARD CHAIN
- GENEROUS REAR GARDEN BACKING ONTO OPEN FIELDS
- SOUGHT-AFTER GIANTSWOOD LANE, HULME WALFIELD
- SPACIOUS LOUNGE WITH DUAL ASPECT & PATIO DOORS
- DINING KITCHEN WITH UTILITY & CONSERVATORY
- GROUND FLOOR FOUR-PIECE FAMILY BATHROOM
- PRINCIPAL BEDROOM WITH DRESSING ROOM & EN-SUITE
- DRIVEWAY PARKING & SEMI-RURAL SETTING



NO CHAIN

A superb extended and significantly enhanced semi-detached residence, occupying a generous plot with a large rear garden backing directly onto open fields, offering a delightful semi-rural lifestyle.

Situated on the highly sought-after Giantswood Lane, within the desirable village of Hulme Walfield, the property enjoys a peaceful setting just a short drive from Congleton town centre.

The home is set well back from the road behind a mature hedge and front garden, with a long driveway extending to the side, providing ample off-road parking.

Internally, the property benefits from oil-fired central heating and PVCu double glazing throughout.

The well-proportioned accommodation briefly comprises: an entrance hall with staircase to the first floor, a spacious dual-aspect lounge with front window and rear patio doors, a fitted dining kitchen, a useful utility room, and a conservatory enjoying views over the rear garden. The ground floor is completed by a modern four-piece family bathroom.

To the first floor, the landing provides access to the principal bedroom with dressing room and en-

suite, two further well-sized bedrooms, and a shower room.

A viewing is highly recommended to fully appreciate the accommodation and enviable semi-rural position.

Giantswood Lane is a charming country lane leading into stunning surrounding countryside. Westlow Mere is within close proximity, making countryside walks a natural part of everyday life. The location also offers excellent connectivity, with convenient access to Congleton, Macclesfield, and Manchester, as well as the A34 for routes into Staffordshire. Manchester International Airport is within easy reach, and Congleton railway station provides direct links to the wider national rail network and London connections.

Congleton itself offers an excellent range of amenities, including independent shops, supermarkets, restaurants, bars, and regular markets and craft fairs. Leisure facilities include the Daneside Theatre and Astbury Mere Country Park, while well-regarded local schools are nearby, with school bus services to Marton and Eaton Bank available from outside the property.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to hall.

HALL : Stairs with cupboard below. Radiator. 13 Amp power points. Laminate floor. Door to principal rooms.

LOUNGE 16' 8" x 11' 7" (5.08m x 3.53m) : Feature fireplace. PVCu double glazed bow window to front and sliding patio windows to rear. 13Amp power points. Radiator. Television aerial point. Laminate floor.

BATHROOM 9' 10" x 6' 10" (2.99m x 2.08m) : PVCu double glazed window. White suite comprising: low level W.C., wash hand basin set in vanity unit, panelled bath and corner shower enclosure with sliding doors. Radiator. Half tiled walls. Tiled floor.

CONSERVATORY 11' 6" x 8' 2" (3.50m x 2.49m) : PVCu double glazed with sliding patio windows. 13 Amp power points. Tiled floor.

KITCHEN/DINER 17' 6" x 10' 0" (5.33m x 3.05m) maximum : PVCu double glazed window and double doors to patio. Fitted kitchen with roll edge laminated surfaces. Tiled to splashbacks. Single drainer stainless steel sink inset. Space for slot-in cooker. Wine rack. 13 Amp power points. Radiator. Tiled floor. Access to utility. PVCu double glazed door to outside.

UTILITY 6' 10" x 5' 10" (2.08m x 1.78m) : PVCu double glazed window. Matching base and eye level units with kitchen. Worcester oil fired boiler. Space for large fridge/freezer. Tiled floor.

First Floor :

LANDING : PVCu double glazed door to airing cupboard with lagged cylinder. Access to roof space. Door to:

BEDROOM 1 REAR 11' 4" x 10' 0" (3.45m x 3.05m) : PVCu double glazed window to rear. Fitted bedroom furniture. Feature radiator. 13 Amp power points. Door to dressing room with velux roof light, cupboard, 13 Amp power points and laminate floor. Door to en suite.

EN SUITE : White suite comprising: low level W.C., wash hand basin set in vanity unit and tiled shower cubicle. Access to eaves storage. Laminate floor.

BEDROOM 2 REAR 9' 0" x 11' 7" (2.74m x 3.53m) plus wardrobe space : PVCu double glazed window. Fitted wardrobes with cupboards and shelving. 13 Amp power points. Radiator.

BEDROOM 3 FRONT 9' 2" x 7' 4" (2.79m x 2.23m) plus wardrobe space : PVCu double glazed window. Radiator. 13 Amp power points. Fitted wardrobe.

SHOWER ROOM : PVCu double glazed window. White suite comprising: low level W.C., wash hand basin and shower enclosure. Laminate floor.

Outside :

FRONT : Lawn garden with plants, shrubs etc.

SIDE : Long concrete flag driveway terminating at the rear garden with tarmacadam parking for a number of cars.

REAR : Enclosed rear garden with stone flag patio with steps down to lawn garden with an abundance of trees, plants and shrubs enclosed by hedge and timber fencing. Shed. Outside tap. Light.

SERVICES : Mains electric and water are connected. Oil fired central heating.

TENURE : Freehold (subject to solicitors verification).

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 2JQ

