



## 54 Lewis Way, Congleton, CW12 2PZ

75% Shared Ownership £243,750

- Immaculately Presented Three Bedroom Semi Detached Residence
- Utility Area & Downstairs Cloakroom
- Landscaped Gardens & Patio Area
- Sought After Location Of Hudson Meadows
- Comfortable Lounge & Handy Storage Cupboard
- Master Bedroom Occupying The Top Floor With En- Suite Facilities
- Off Road Private Parking For Multiple Vehicles & Car Charging Point
- Modern Fitted Dining Kitchen With French Doors Onto The Gardens
- Family Bathroom Serving The Remaining Bedrooms
- Shared Ownership Opportunity (75% Share)

# 54 Lewis Way, Congleton CW12 2PZ

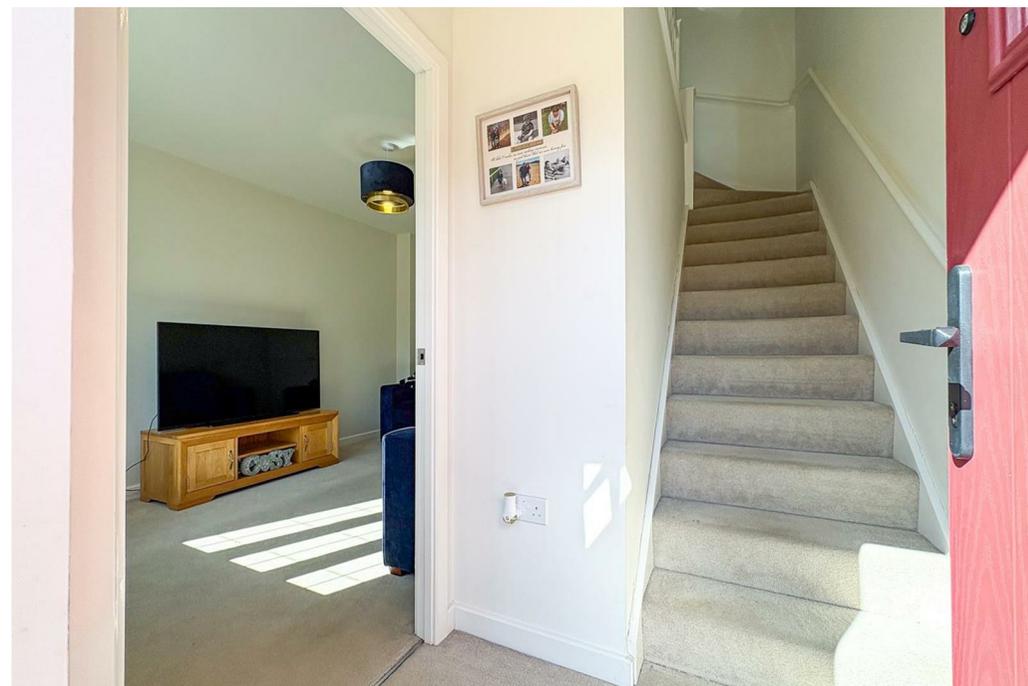
Immaculately presented three-bedroom semi-detached home across three floors- situated on the sought after Hudson Meadows development and built by reputable builders Bloor Homes.

Located on the cusp of Congleton with open countryside and scenic walks- with Macclesfield Canal and Bosley Cloud just to name a few- all within close proximity.

Available on a 75% Shared Ownership Available as part of a shared ownership scheme with a discounted 75% / 25% split which gives a fixed price of £243,750 (full market value of £325,000)



Council Tax Band: C



Situated in a highly sought-after residential area of Congleton, this stylish and spacious three-bedroom semi-detached property offers modern family living over three well-designed floors. Perfect for first-time buyers or those looking to step up the property ladder, this home provides an excellent opportunity through the 75% shared ownership scheme.

On the ground floor, you will find a welcoming entrance hallway leading to a bright, airy lounge with ample space for relaxation and a contemporary dining kitchen. A convenient downstairs WC and practical utility area enhance everyday convenience.

The first floor offers two well-proportioned bedrooms and a sleek family bathroom, ideal for children, guests, or hybrid working.

Occupying the entire top floor, is the generous master suite which boasts impressive privacy along with a modern en-suite bathroom, creating a peaceful retreat.

Externally the property features a pleasant garden area and patio, perfect for outdoor enjoyment, as well as allocated parking to the side for multiple vehicles.

The development is within walking distance of a well-regarded primary school, and the popular local pub The Church House. Congleton Town Centre is a short distance away with transport routes close by for easy access, offering a wide range of shopping facilities, restaurants, wine bars and coffee shops to suit your requirements.

With its excellent layout, modern comforts, and enviable location close to local amenities, schools, and transport links, this attractive home presents a fantastic opportunity not to be missed.

A viewing on this fabulous property is highly recommended to appreciate the location and internal features.

#### **Entrance Hallway**

Having a composite front entrance door with access into the hallway, stairs to the first floor landing and access to the ground floor accommodation, double radiator.

#### **Lounge**

13'6" x 10'7"

Having a UPVC double glazed window to the front aspect, double radiator, access to the dining kitchen

#### **Dining Kitchen**

11'5" x 10'4"

Having UPVC double glazed French doors with access to the patio area and garden.

Comprising of a range of wall cupboard and base units with work surfaces over, with matching upstands - incorporating a composite one and a half bowl sink and drainer with chrome mixer tap over, AEG gas hob with stainless steel, AEG extractor hood over, AEG double oven, space and plumbing for American style fridge freezer, space and plumbing for dishwasher, double radiator, Herringbone vinyl flooring.

#### **Utility Area**

5'6" x 3'5"

Access into the utility area and cloakroom

Comprising of a base unit and work surfaces over with matching upstands, space and plumbing for washing machine.

Herringbone vinyl flooring.

#### **Ground Floor Cloakroom**

Having a wall mounted wash hand basin with chrome mixer tap over and splashback, WC with push flush, double radiator, Herringbone vinyl flooring

#### **First Floor Landing**

Access to bedrooms two and three and family bathroom and stairs to second floor landing and master suite.

Having a UPVC double glazed window to the front aspect, double radiator

#### **Bedroom Two**

14'1" x 9'9"

Having a UPVC double glazed window to the rear aspect, double radiator.

#### **Bedroom Three**

8'5" x 7'4"

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

### **Family Bathroom**

7'4" x 7'6"

Having a UPVC double glazed obscure window to the side aspect

Comprising of a three piece suite featuring a panel bath with separate showerhead over, wall mounted wash hand basin with chrome mixer taps and tiled splashback, WC with push flush, ladder style radiator, extractor fan, Herringbone style vinyl flooring.

### **Master Bedroom**

15'11" x 10'6"

Having a UPVC double glazed window to the front aspect, double radiator. access to the loft and access to the en-suite

### **En-suite**

8'0" x 6'1"

Having a UPVC double glazed Velux style window to the ceiling

Comprising of a three-piece Roca suite, featuring a double width shower shower cubicle, WC with push flush, wall mounted wash hand basin with chrome mixer tap over and splashback, partially tiled walls, Herringbone style vinyl flooring, double radiator, extractor fan.

### **Externally**

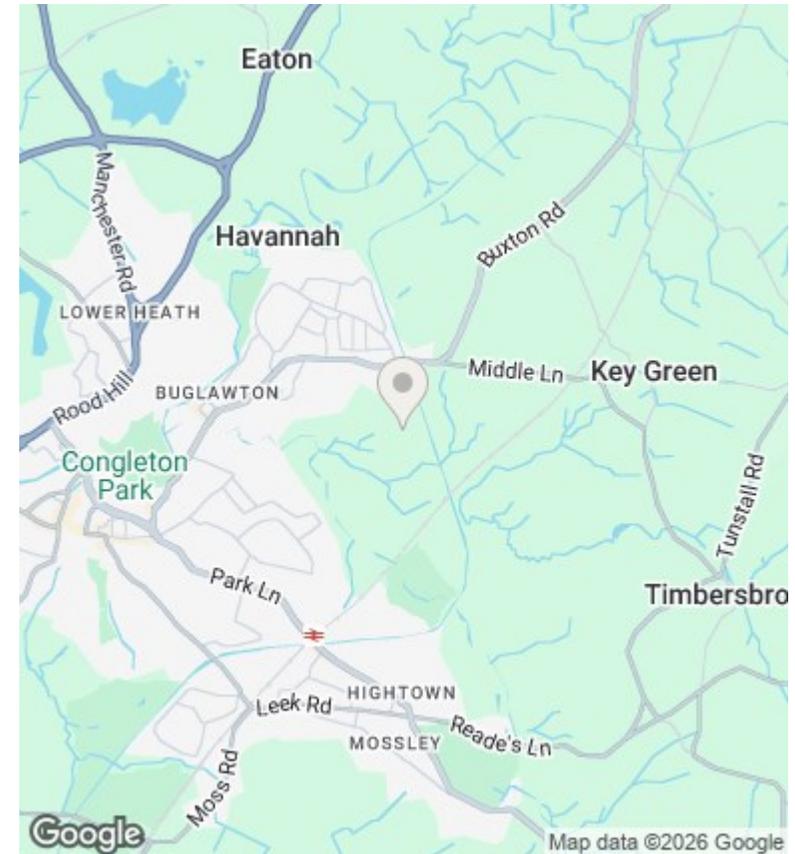
To the front of the property there is private off- road parking for multiple cars & to the rear there is a fully enclosed landscaped lawned garden and patio area.







Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, 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

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	