



45 Congleton Road North

ST7 3AZ

Offers Over £485,000



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STEPHENSON BROWNE

A fantastic opportunity to purchase an EXTENDED four bedroom detached family home with a double garage in a prominent position within Church Lawton/Scholar Green, offered for sale with no onward chain!

Set back from the road and sitting on a generous plot, this spacious family home has been much-loved over the years and is now ready for a new lease of life. Offering well-proportioned accommodation throughout, there is ample potential to reconfigure the layout to suit any needs, and will create a stunning family home!

An entrance hallway leads to the lounge and a huge dining room, with a kitchen and rear hall leading to the downstairs W/C and utility room, with integral access into the double garage. To the first floor are four bedrooms (three doubles and a generous single bedroom), with an extended family shower room benefiting from two showers!

Ample off-road parking for multiple vehicles is provided via a paved driveway and the double garage which benefits from an electric door, whilst the sizeable rear garden features patio and lawned areas with mature border shrubs. Fully enclosed and offering a good degree of privacy, this garden creates an ideal space for families to enjoy the best of the summer weather.

Situated on Congleton Road North, the property is perfectly placed for commuting routes such as the M6 and A500, whilst retaining excellent links to the wealth of amenities within Alsager, Congleton and beyond. Several schools are nearby, including Church Lawton School and Scholar Green Primary And Nursery School.

A sizeable detached home offered for sale with no onward chain, which has bags of potential! Please contact Stephenson Browne to arrange your viewing.



Entrance Hall

Fitted carpet, UPVC double glazed front door, ceiling light point, two radiators.

Lounge

17'5" x 13'11"

Fitted carpet, UPVC double glazed window, four wall light points, two radiators, gas fire.

Dining Room

20'10" x 11'7"

Fitted carpet, UPVC double glazed window and patio doors leading to the rear garden, two ceiling light points, two radiators, under stairs storage cupboard/pantry.

Kitchen

12'5" x 8'6"

Fitted carpet, UPVC double glazed window, ceiling strip light, tiled walls, one and a half bowl stainless steel sink with drainer, integrated double oven, gas hobs, wall and base units providing storage.

Rear Hall

Fitted carpet, UPVC double glazed rear door, ceiling light point, access to;

Downstairs W/C

5'11" x 3'0"

Fitted carpet, UPVC double glazed window, ceiling light point, towel radiator, W/C.

Utility Room

6'4" x 5'9"

Fitted carpet, ceiling light point, towel radiator, gas central heating boiler, integral access to the garage.

Landing

Fitted carpet, ceiling light point.

Bedroom One

12'3" x 11'7"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Two

12'11" x 11'7"

Minimum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator, fitted wardrobes.

Bedroom Three

11'4" x 9'1"

Fitted carpet, UPVC double glazed window, ceiling light point, radiator.



Bedroom Four

10'3" x 8'8"

Maximum measurements - Fitted carpet, UPVC double glazed window, ceiling light point, radiator.

Bathroom

15'1" x 7'4"

Maximum measurements - Fitted carpet and laminate flooring, UPVC double glazed window, downlights, airing cupboard, towel radiator, tiled walls, W/C, pedestal wash basin, walk-in shower, separate shower cubicle, storage unit.

Outside

The property is set back from the road with a grass verge to the front, with a paved driveway offering off-road parking for multiple vehicles and mature border shrubs. The sizeable rear garden features brick paved patio and lawned areas with mature shrubs, creating an ideal spot to enjoy the best of the summer weather!

Integral Double Garage

An integral double garage with access to the rear hall, ceiling light point, electric up and over door.

Council Tax Band

The council tax band for this property is E.

NB: Tenure

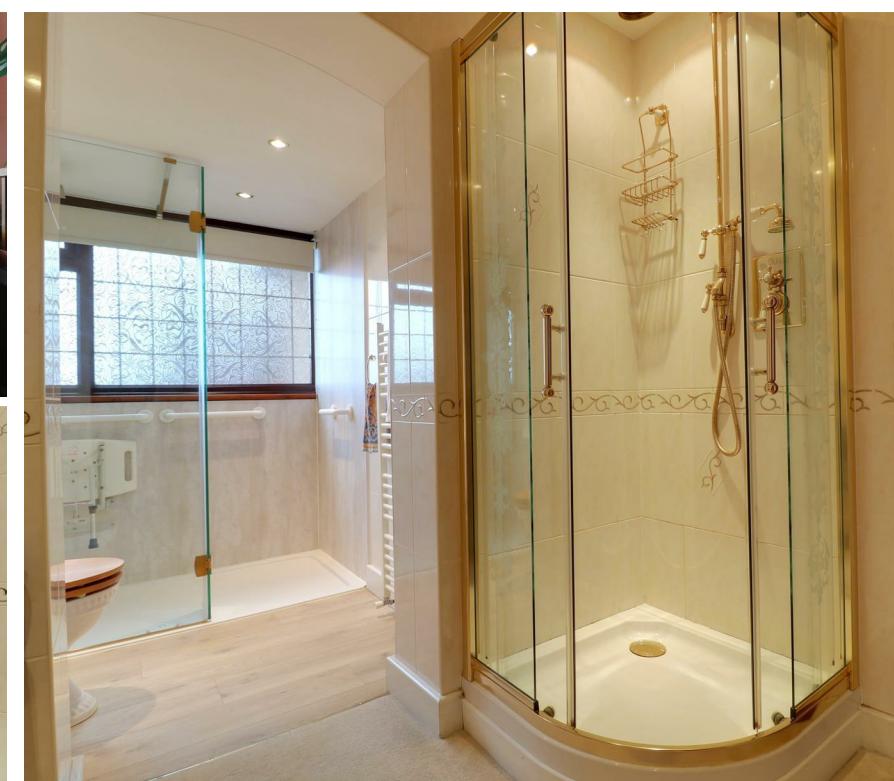
We have been advised that the property tenure is **FREEHOLD**, we would advise any potential purchasers to confirm this with a conveyancer prior to exchange of contracts.

NB: Copyright

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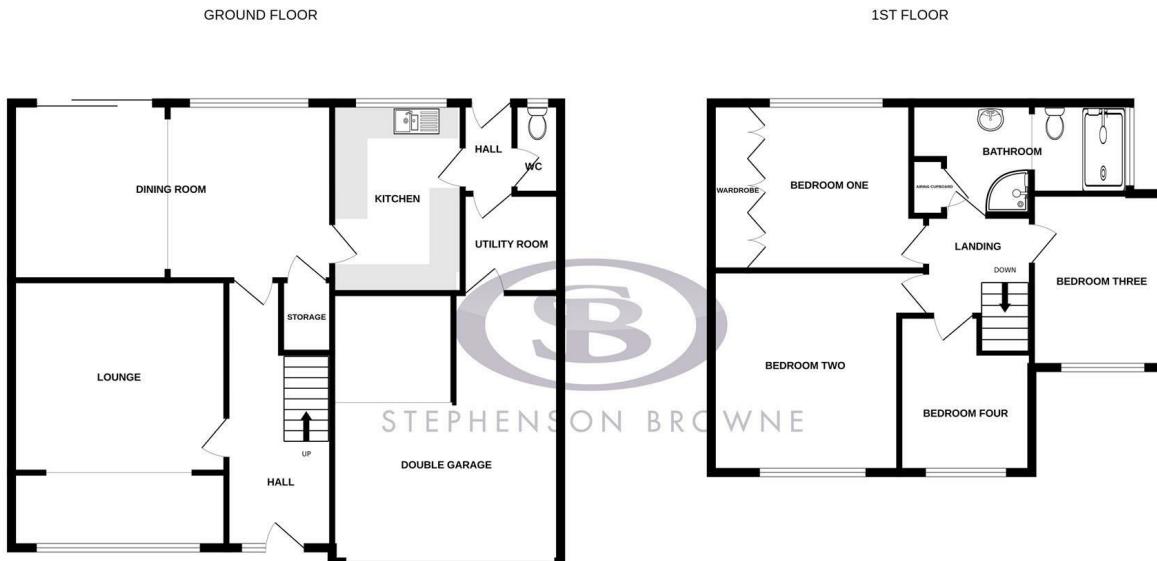
Alsager AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





Floor Plan



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. 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 can be given as to their operability or efficiency can be given.
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Area Map



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing

Please contact our Alsager Office on 01270 883130 if you wish to arrange a viewing appointment for this property or require further information.

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