Whittaker & Biggs Est. 1930
Rostons Group

24 Back Lane, Congleton, CW12 4PP

£250,000

- Charming Traditional End Cottage
- Kitchen With Adjoining Dining Area
- Full of Character
- Tucked Away Position Concealed from the Roadside
- Well Proportioned Rooms
- Two Generous Double Bedrooms
- Lawned Garden
- Spacious Lounge
- Lovingly Maintained
- An Abundance of Outdoor Space

16 High Street, Congleton, Cheshire, CW12 1BD 01260 273241
congleton@whittakerandbiggs.co.uk https://www.whittakerandbiggs.co.uk/

24 Back Lane, Congleton CW12 4PP

Occupying an exceptional tucked away position concealed from the roadside, this charming traditional end cottage offers a substantial garden plot extending to the side, offering an abundance of outdoor space rarely found with properties of this style & price point. Beautifully screened by established hedging, the gardens provide an excellent degree of privacy whilst offering exciting potential for keen gardeners, families or those simply seeking generous outside space.

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Council Tax Band: B

The accommodation has been lovingly maintained over the years & has the benefit of upgraded Composite front & rear doors which complement the cottage styling. The property offers well proportioned rooms, full of character and warmth, entered via an attractive porch, with exposed brickwork which leads into a spacious lounge, featuring a fireplace as its focal point, whilst the kitchen has an adjoining dining area, which creates an ideal space for both everyday living and entertaining. The kitchen offers an excellent range of fitted units and leads through to a useful rear vestibule providing additional utility space, with a well appointed ground floor bathroom completing the ground floor accommodation.

To the first floor are two generous double bedrooms, the second benefiting from fitted wardrobes, providing excellent storage.

Externally, the property continues to impress. The substantial lawned garden to the side enjoys a high degree of privacy with mature hedgerows and established trees, creating a wonderful outdoor environment. A separate enclosed rear courtyard provides further seating space together with a detached garden store / workshop, whilst gated side access adds practicality.

Situated within easy reach of West Heath amenities, Congleton town centre, highly regarded schools and excellent commuter links including the A34 and M6 motorway network, this delightful cottage presents an increasingly rare opportunity to acquire a character home with exceptional outside space in such a convenient location.

Viewing is highly recommended to fully appreciate the position, gardens and potential this lovely home has to offer.

Entrance Porch
A welcoming entrance porch with double glazed windows to either side and a composite entrance door.

Lounge
A spacious and well proportioned principal reception room enjoying plenty of natural light from the Upvc front facing window. Featuring a fireplace as an attractive focal point, the room offers ample space for seating and opens through into the dining area. Radiator.

Dining Area
Positioned between the lounge and kitchen, providing an ideal space for family dining, with staircase rising to the first floor accommodation.

Kitchen
Fitted with a range of wall and base units incorporating complementary work surfaces and inset sink unit. Space for free-standing appliances with Upvc window overlooking the rear aspect. Radiator. Open access leads through to the rear vestibule.

Rear Vestibule / Utility Area
A particularly useful additional space with external access to the rear courtyard, ideal for laundry appliances and general storage. Composite rear entrance door.

Ground Floor Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, low level WC and pedestal wash hand basin. Complemented by tiled walls and flooring together with a Upvc obscured glazed window. Radiator.

First Floor Landing

Providing access to both bedrooms. Upvc window to the side aspect.

Bedroom One

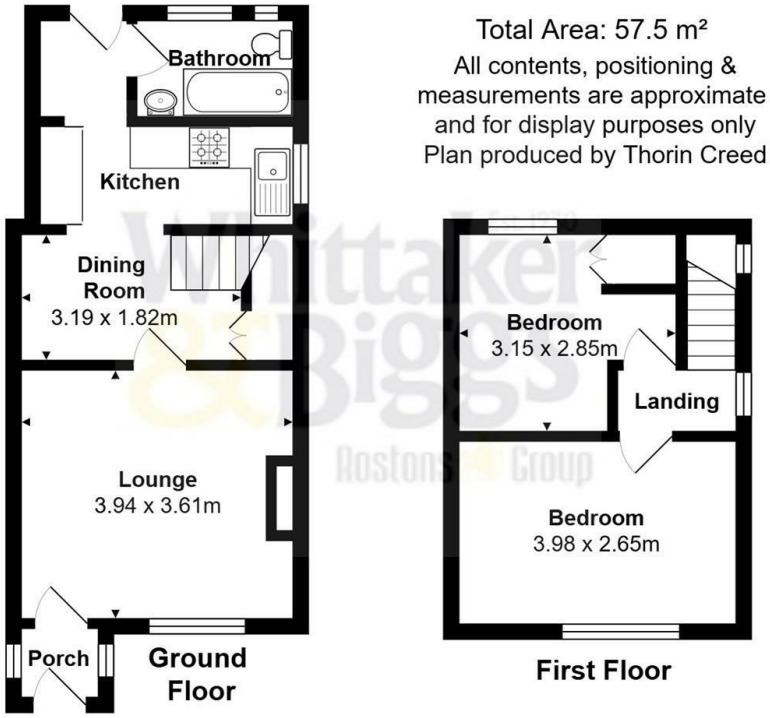
A generous double bedroom positioned to the front elevation, enjoying plenty of natural light and offering ample space for a range of bedroom furniture. Radiator.

Bedroom Two

A further comfortable double bedroom benefiting from fitted wardrobes, providing useful hanging and storage space. Upvc window to the rear aspect, radiator.

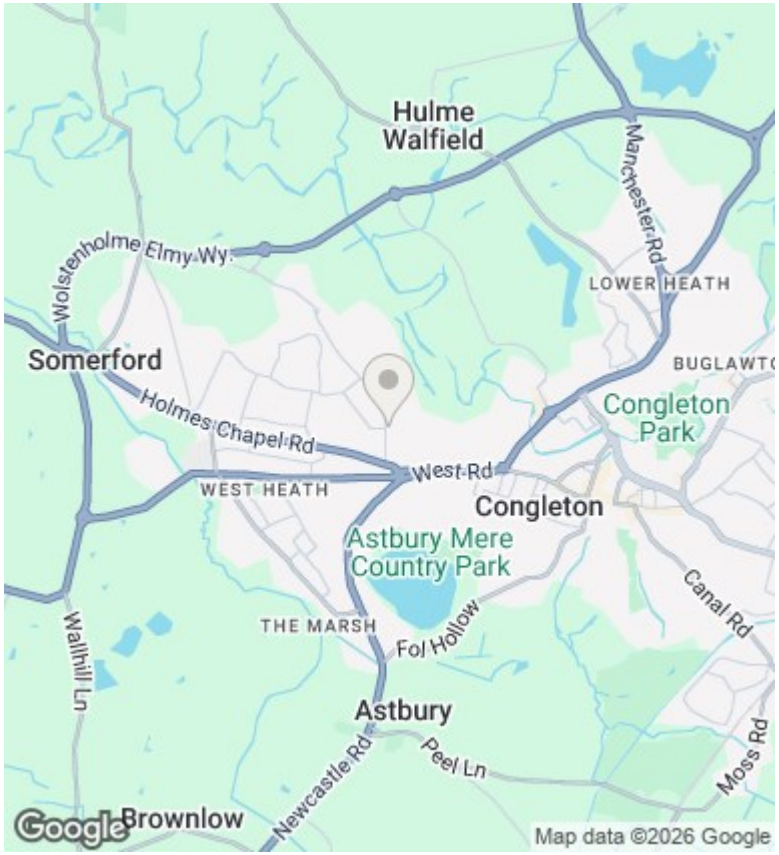
External

Occupying a generous end plot, the property enjoys extensive lawned gardens extending to the side, enclosed by mature hedgerows and established trees to provide an excellent degree of privacy. The gardens offer superb space for families, entertaining or keen gardeners alike. To the rear is an enclosed courtyard with gated access and a detached garden store / workshop providing useful outdoor storage. The property enjoys an enviable position combining generous outside space with excellent convenience for nearby amenities and commuter links.



Total Area: 57.5 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



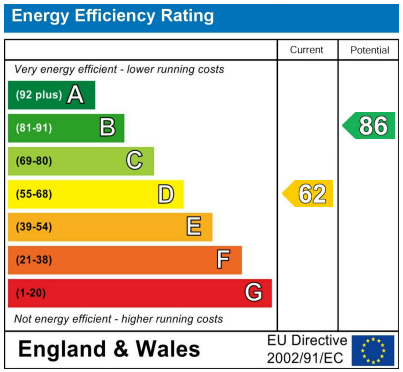
Directions

Viewings

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

Council Tax Band

B



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