



1 Brookside Cottages Macclesfield Road, Eaton, Congleton, CW12

£240,000

- Newly Refurbished Character Cottage in the Heart of Eaton
- Two Double Bedrooms & Luxurious Bathroom Suite To The First Floor
- Close to Local Amenities & Countryside Walks
- Located in the Semi Rural Village of Eaton & Offered With No Upward Chain
- Well Appointed On- Trend Breakfast Kitchen & Separate Utility Room
- Lawned Garden & Patio Area
- Off Road Private Parking For Vehicles
- Formal Lounge With Cosy Multi Fuel Burner
- Wonderful Open Field Views
- Refurbished to a High Specification

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A Beautifully Refurbished Character Cottage in the Heart of Eaton

Set in the heart of the sought-after semi-rural village of Eaton, this charming two-bedroom character cottage has been recently refurbished to a high specification, combining period charm with stylish modern living.



Council Tax Band: B



The well-appointed breakfast kitchen features contemporary units complemented by solid wood work surfaces, while a generous utility room provides excellent additional storage and practicality. The formal lounge offers a warm and inviting space, complete with a cosy log burner, perfect for relaxing on those colder winter evenings.

To the first floor are two well-proportioned double bedrooms, together with a luxurious, beautifully appointed bathroom suite.

Externally, the property enjoys a lawned garden with wonderful open views across the surrounding fields and countryside beyond. To the front, there is convenient off-road parking.

Ideally positioned for enjoying the best of village and countryside living, the property is close to local amenities, whilst an array of scenic countryside walks can be enjoyed right from the doorstep.

Offered for sale with no upward chain, this delightful cottage is a wonderful opportunity for those seeking a characterful home in a peaceful yet well-connected semi-rural setting.

Lounge

12'11" x 13'10" into 12'11"

Having a hardwood double glazed window to the front aspect and hardwood entrance door. Featuring a cast iron multi fuel stove sat on a tiled hearth. Wood flooring. Double radiator.

Dining kitchen

10'8" x 10'5"

Having a hardwood double glazed window to the rear aspect, and a hardwood door with access to the patio and garden area.

Stairs to the first floor accommodation and access to the utility room and under stairs storage.

Having a range of newly fitted high gloss wall cupboard and base units with solid wood worksurfaces over with matching upstands, incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer tap over. Bosch oven with Bosch hob and extractor hood over..

Double radiator. Wood effect laminate flooring.

Utility Room

9'10" x 4'9"

Having a hardwood double glazed window to the rear aspect overlooking the garden.

Having newly fitted high gloss wall cupboard and base units with solid wood worksurfaces over with matching upstands. Space and plumbing for washing machine, tumble dryer and space for fridge fridge freezer. Double radiator. Tiled floor flooring.

Handy under stairs storage cupboard with sensor light. Wood effect laminate flooring.

First Floor Landing

Having access to the two bedrooms and family bathroom.

Master Bedroom

12'11" x 14'10"

Having a hardwood double glazed window to the front aspect.

Feature brick wall, housing a multi fuel burner sat on a slate hearth. Double radiator. Wood effect laminate flooring.

Bedroom Two

10'7" x 9'10"

Having a hardwood double glazed window to the rear aspect with views of the open fields.

Double radiator. Wood effect laminate flooring. Access to the loft with loft ladder.

Family Bathroom

10'2" x 8'6"

Having a hardwood double glazed obscure window to the rear aspect.

Comprising of a three piece suite, featuring a panel bath with separate shower attachment over, WC with push flush, countertop basin sat on a vanity unit with storage underneath and fixed mirrored unit to the wall. Ladder style chrome heated radiator. Handy storage cupboard housing the water tank and shelving above. Extractor fan. Partially tiled walls, laminate flooring.

Externally

To the front of the property there is off road private parking, gated access to the rear of the property where there is low maintenance lawned garden stocked with mature bushes and trees, along with a stoned patio area and steps and pathway leading to the garden area.

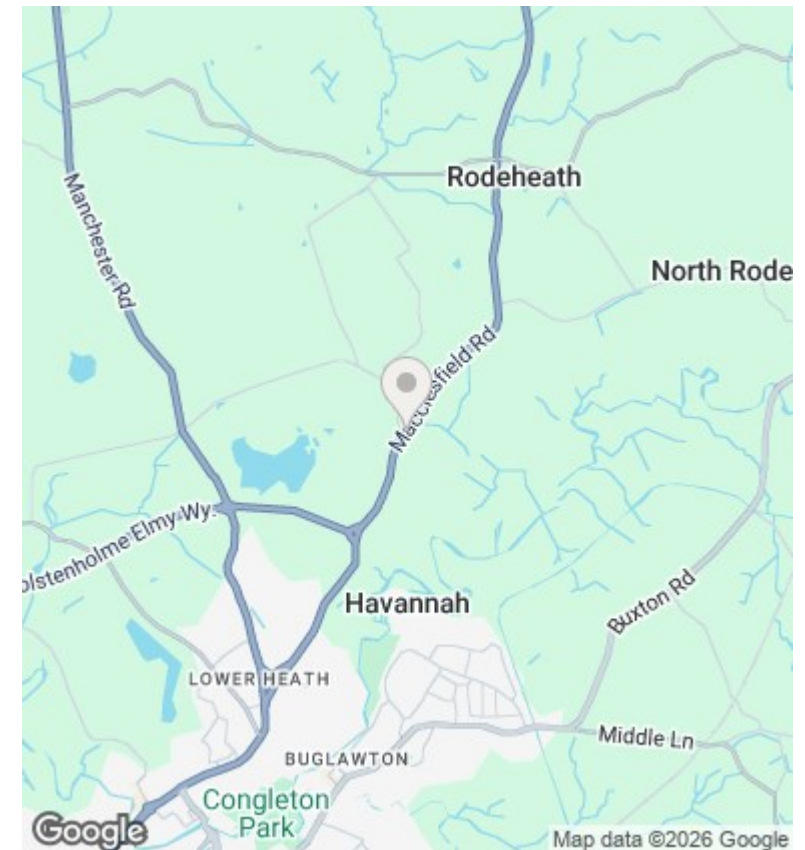
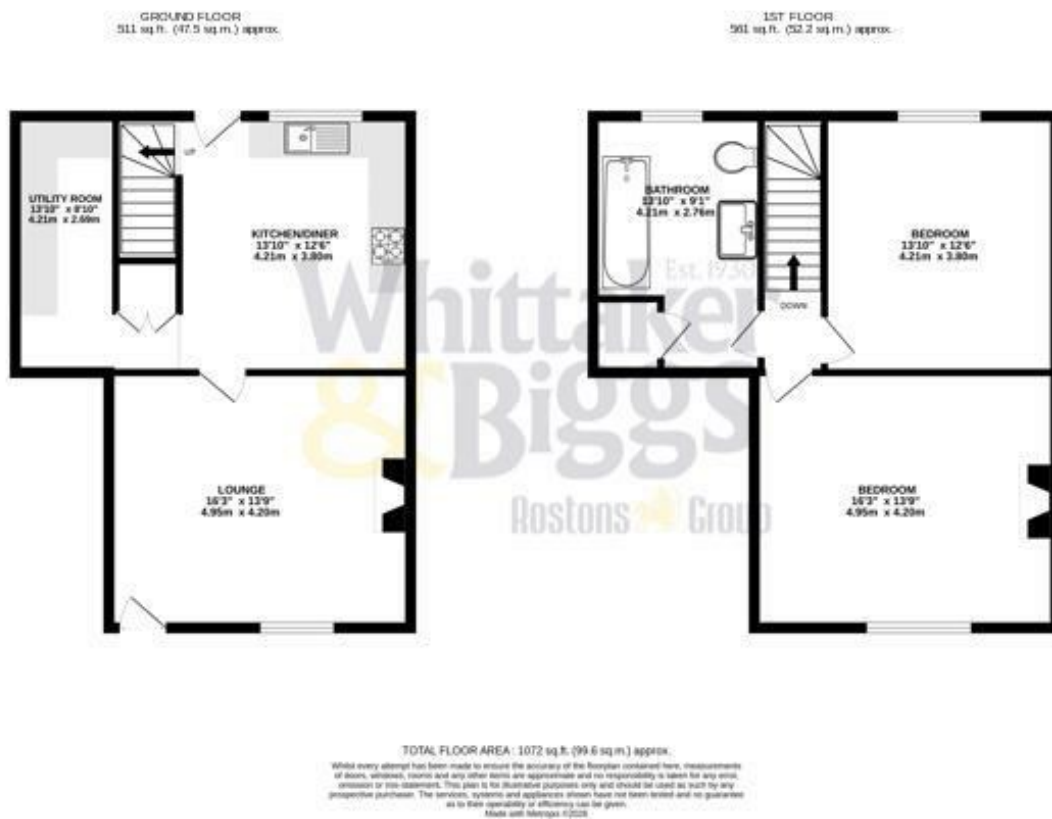
Two handy outside wooden sheds.

AML REGULATIONS

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Directions

Viewings

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

Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	50	76
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		