



54 Lewis Way, Congleton, CW12 2PZ

Offers Over £315,000

- Immaculately Presented Three Bedroom Semi Detached Residence
- Utility Area & Downstairs Cloakroom
- Landscaped Gardens, Patio Area & Off Road Private Parking For Multiple Vehicles Plus Car Charging Point
- Comfortable Lounge & Handy Storage Cupboard
- Master Bedroom Occupying The Top Floor With En-Suite Facilities
- Sought After Location Of Hudson Meadows
- Modern Fitted Dining Kitchen With French Doors Onto The Gardens
- Family Bathroom Serving The Remaining Bedrooms
- Close To Local Amenities & On The Doorstep Of Countryside Walks

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VIDEO TOUR NOW AVAILABLENEW PRICE ***

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.

Applications are through Aspire Housing which is administered by Cerris Homes and are subject to affordability and eligibility criteria.



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.

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 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.

AML

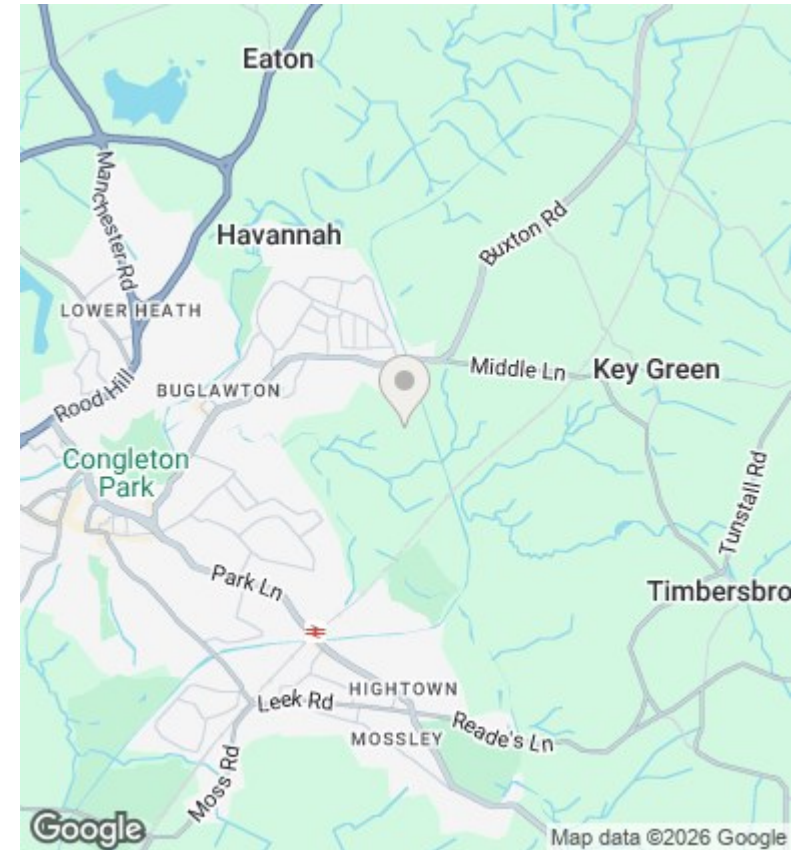
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While every attempt has been made to ensure the accuracy of the description contained here, measurements of plots, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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) A			95
(81-91) B		84	
(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	