Whittaker & Biggs
Est. 1930
Rostons Group







1B Howey Lane, Congleton, Cheshire, CW12 4AE

Offers In The Region Of £275,000

- Perfectly Proportioned Three-Bedroom Semi-Detached Home
- French Patio Doors Opening Directly Onto The Lawned Garden
- Close To Local Amenities Of Congleton Town & Countryside Walks On Your Doorstep
- Situated In A Popular & Convenient Location
- Separate Formal Lounge With Plenty Of Space To Relax
- Two Double Bedroom With the Third Bedroom Ideal For A Home Office
- Congleton Railway Station Within Easy Reach
- Good Size Dining Kitchen Providing A Dedicated Dining Area
- Detached Garage & Ample off-Road Parking For Vehicles
- Offered With No Upward Chain

1B Howey Lane, Congleton CW12 4AE

Situated with Congleton Park and the town centre both within walking distance, this three-bedroom semi-detached home is positioned in a popular location just perfect for a morning stroll or a trip into town. A generous lounge, a dining kitchen opening onto the garden and ample off-road parking make it an appealing choice for first-time buyers and families alike.

3 1 2 B

Council Tax Band: C





Requiring selective modernisation, the separate lounge offers plenty of room to unwind, while the dining kitchen has a dedicated space for a table, ideal for everyday meals or having friends over. French doors open directly onto the garden, making it easy to enjoy a meal outdoors in warmer weather. A handy storage cupboard keeps everyday essentials tucked away.

Continuing upstairs, there are two double bedrooms, a smaller third bedroom that would work well as a nursery or home office, and a family bathroom.

Externally the detached garage complements the ample off-road parking, while fitted solar panels could potentially help reduce reliance on mains electricity.

On your doorstep are countryside walks along with the added benefit of local amenities which are close at hand and Congleton railway station is also within easy reach.

Offered with no upward chain a viewing is highly recommended to appreciate the amazing location of this property.

Entrance Hallway
Having a UPVC front entrance door with access into the hallway, stairs to the first floor landing and access to the ground floor. UPVC double glazed window to the side aspect. Double radiator.

Lounge
14'1" x 13'3" into 10'11"
Having a UPVC double glazed window to the front aspect
Feature fireplace housing a coal effect gas fire (not tested) with mantle and surround. Decorative wall light point. Double radiator

Open Plan Dining Kitchen
16'5" x 9'5"
Having a UPVC double glazed window to the front and side aspect and UPVC double glazed French patio doors with access to the patio and garden area
Fitted with a range of wall cupboard and base units with work surfaces over, tiled splashbacks. One and half bowl sink and drainer with chrome mixer tap over. Space and plumbing for washing machine and slimline dishwasher. Space for oven. Space for fridge freezer. Tiled flooring in the kitchen area. Double radiator.

Handy storage cupboard under the stairs with power & housing the gas meter and the solar panel meter.

First Floor Landing
Having access to the bedrooms and family bathroom.
Having a UPVC double glazed window to the side aspect. Access to the loft. Handy storage cupboard with shelving.

Bedroom One
12'7" x 9'8"
Having two UPVC double glazed windows to the front aspect.
Double radiator

Bedroom Two
11'1" x 9'8"
Having a UPVC window to the rear aspect overlooking the gardens. Double radiator

Bedroom Three
9'4" × 6'5"
Having a UPVC double glazed window to the front aspect.
Housing the boiler.

Family Bathroom

5'4" × 6'7"

Having a UPVC double-glazed obscure window to the rear aspect. Comprising of a three-piece suite featuring a panel bath, pedestal wash hand basin, WC. Double radiator. Vinyl flooring. Partially tiled walls.

Garage

19'0" × 7'10"

Having a up and over door.

Externally

To the front of the property there is a private driveway providing ample off-road parking for vehicles along with attractive lawned frontage with mature bushes and shrubbery, access to the garage and side gate with access to the rear of the property

To the rear of the property there is lawned garden with an array of mature bushes, shrubs, and plants, additional gravelled seating area.

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.











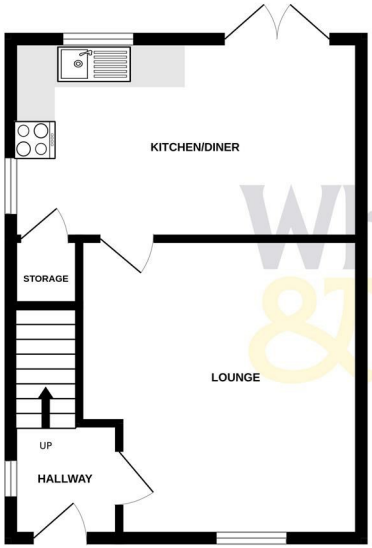




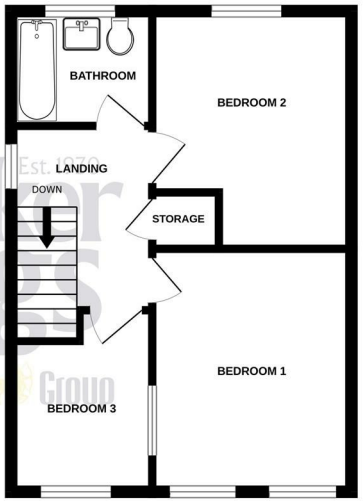




GROUND FLOOR



1ST FLOOR



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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 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

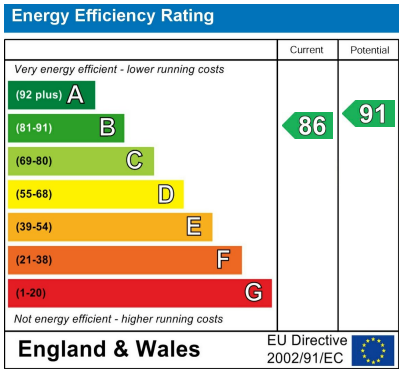


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