Whittaker & Biggs
Est. 1930
Rostons Group







30 Lewis Way, Congleton, CW12 2PZ

£310,000

- Three-Bedroom Semi-Detached Home Built By Bloor Homes
- Family Bathroom & Downstairs WC
- Driveway Providing Private Parking For Two Cars & Car Charging Pint
- Convenient For Congleton's Amenities & Road Links To Macclesfield
- Good-Sized Lounge & Open-Plan Dining Kitchen With Integrated Appliances
- Low-Maintenance Rear Garden Laid With Artificial Lawn
- Situated On The Popular Hudson Meadow Development
- Principal Bedroom With En-Suite Shower Room & Fitted Wardrobes
- Superb Garden Room, Ideal For Hybrid Working, Hobbies or Crafts
- Countryside Walks On The Doorstep, With Macclesfield Canal & Bosley Cloud Nearby

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30 Lewis Way, Congleton CW12 2PZ

Welcome to this three-bedroom semi-detached home built by reputable builders Bloor Homes situated on the Hudson Meadow development, this inviting home combines modern living with countryside walks on the doorstep. With Macclesfield Canal and Bosley Cloud within short proximity, the location offers plenty of opportunity to enjoy the outdoors, whilst remaining conveniently placed for Congleton's amenities and road links to Macclesfield.

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Council Tax Band: C





You are firstly welcomed into a separate entrance hallway, there is a good-sized lounge, providing a comfortable space to relax, alongside an open-plan dining kitchen fitted with integrated appliances. With space for everyday dining and entertaining, the kitchen forms a sociable heart to the home.

For your convenience there is a downstairs cloakroom and useful storage cupboard.

To the first floor there are three bedrooms, with the principal bedroom enjoying its own en-suite shower room and fitted wardrobes. A family bathroom serves the remaining bedrooms.

Externally the rear garden has been designed for ease of maintenance, featuring an artificial lawn and a superb garden room. This versatile addition offers an ideal setting for hybrid working, hobbies or crafts, creating useful space away from the main home.

Private parking for two cars completes the property along with a car charging point.

This lovely home offers a balance of comfort, convenience and access to the surrounding countryside and is appealing to a variety of purchasers, a viewing is highly recommended.

Entrance hallway
Having a composite front entrance door with access into the hallway, access to the ground floor accommodation and stairs to the first floor landing. Double radiator. Amtico flooring.

Lounge
14'9" x 12'3"
Having a UPVC double glazed window to the front aspect. Double radiator.
Plugs in readiness for a media unit.

Inner Hallway
Handy storage cupboard. Amtico flooring.

Downstairs cloakroom
5'11" x 3'6"
Having a wall mounted wash hand basin with splashback, WC with push flush. Double radiator.
Extractor fan
Amtico flooring continues.

Dining Kitchen
15'6" x 8'9"
Having a UPVC double glazed window and UPVC double glazed French patio doors with access to the patio area and lawned garden.
Comprising of a range of wall cupboard and base units with work surfaces over and matching upstands, incorporating a one & bowl sink and drainer with chrome mixer tap over.
Integral fridge, freezer, oven, hob with stainless steel extractor hood over, Integrated dishwasher and Integrated washer / dryer.
Double radiator.
Amtico flooring.

First Floor Landing
Having access to the bedrooms, family bathroom &
Access to the loft which is fully boarded & equipped with a pull down ladder.

Master bedroom
11'11" x 10'1"
Having a UPVC double glazed window with fitted remote control blackout blind to the rear aspect with views of Bosley cloud.
Fitted mirrored sliding wardrobe. Double radiator. Access to the ensuite
Handy storage cupboard with shelving.

En-suite
7'1" x 5'1"
Having a UPVC obscured double glazed window to the front aspect.
Comprising of a double width shower cubicle with rainfall showerhead over, WC with push flush. Countertop basin sat on a vanity unit with tile splashback. Double radiator. Extractor fan. Recessed down light. Partially tiled walls and tiled floor.

Bedroom Two
9'5" x 8'4"
Having a UPVC double glazed window with remote control fitted blackout blind to the rear aspect. Double radiator.

Bedroom Three
6'10" x 6'7" into 6'4"
Having a UPVC double glazed window with remote control blackout blind to the rear aspect.
Double radiator

Family Bathroom
6'7" x 8'4"
Having a UPVC double glazed obscured window to the side aspect. Featuring a panelled bath with separate shower attachment, separate shower cubicle, wall mounted wash hand basin with tiled splashback and chrome mixer over. WC with push flush. Chrome ladder style radiator. Tiled flooring, partially tiled walls. Extractor fan.

Garden Room
16 x 8
Having Power, wired WIFI & lighting. Laminate flooring.
Sliding Patio doors.

Externally
Having a private driveway with parking for two vehicles , paved pathway to the front door.
Car charger to the side of the property.
Access to the rear garden via a gate - Artificial lawned grass for easy maintenance, patio area and a spacious garden room.

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.











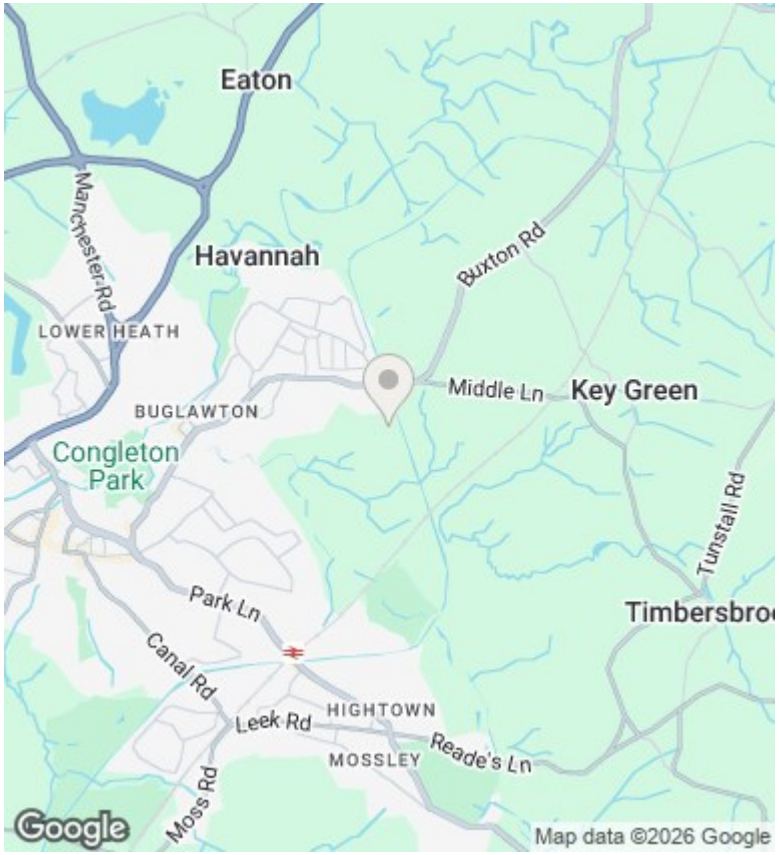












Directions

Viewings

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

Council Tax Band

C

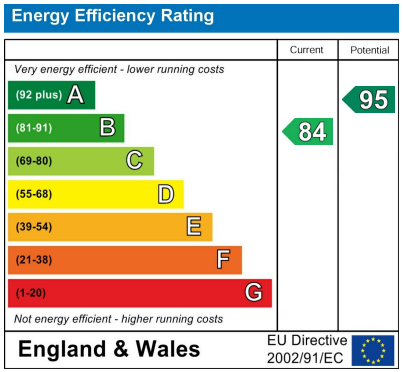


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