



## 64 Canal Road, Congleton, Cheshire, CW12 3AN

£250,000

- Charming & Full Of Character Three Bedroom Property
- Refurbished On Trend Kitchen With Direct Access To The Gardens
- Converted Loft Room Creating A Third Bedroom
- Elevated Position & Perfect Location,
- Open Plan Lounge With Cosy Wood Burner
- Two Double Bedrooms To The First Floor
- Superb Size Low Maintenance Paved Garden & Additional Summer House
- Defined Dining Area With Ornate Feature Fireplace
- Modern Equipped Shower Room
- Close To Local Amenities & Countryside Walks On Your Doorstep

# 64 Canal Road, Congleton CW12 3AN

Discover this charming and characterful three-bedroom home, located on Pear Tree Bank and complimented with an abundance of original features which truly enhance the property.

Blending period features with modern comforts, this inviting property offers warm, elegant living spaces and a versatile layout ideal for a range of buyers



Council Tax Band: B



Step inside you are welcomed into an entrance hall and separate hallway with exposed original Minton tiled floorings. The spacious lounge is centred around a stunning wood burning stove perfect for relaxing evenings, the dining room features an original cast-iron fireplace, adding a touch of timeless charm and creating a wonderful setting for entertaining or quiet family meals.

The well-appointed kitchen provides ample storage and worktop space, opening out to the spacious rear courtyard garden.

Upstairs on the first floor you will find two well-proportioned bedrooms, each filled with natural light and a modern equipped shower room. A staircase leads to a third bedroom complete with a Velux roof light providing uninterrupted far-reaching views.

Externally the property enjoys the benefits from a pleasant and superb low-maintenance fully paved garden area which includes a summerhouse ideal for alfresco dining during the warmer seasons.

Located just moments from scenic canal walks and within easy reach of Congleton town centre with its wide range of independent restaurants, wine bars and coffee shops to suit, schools and transport links are also on your doorstep. This is a home that truly combines convenience with character.

A delightful property bursting with charm, an early viewing is highly recommended.

#### **Entrance Porch**

Having a composite front entrance door with access into the hallway.  
Original Minton tiled flooring,

#### **Hallway**

Period architraves with archway into the reception room. Minton tiled flooring.

#### **Lounge**

11'10" x 11'5"

Having a UPVC double glazed window to the front aspect. Coving to ceiling.  
Feature fireplace housing a multi fuel log burner sat on a tiled hearth.  
Wood effect flooring.

Double radiator Archway into the defined dining area.

#### **Dining Area**

11'10" x 15'3"

Having a UPVC double window to rear aspect and a UPVC double glazed obscure window to the side.  
Original cast iron fireplace sat on a slate half with mantle and surround.  
Coving to ceiling.  
Wood effect flooring

#### **Kitchen**

9'1" x 7'7"

Having a UPVC double glazed window to the rear aspect. Comprising of range of high gloss wall cupboard and base units with wood surfaces over with matching upstands, incorporating a ceramic one and a half bowl sink and drainer with mixer tap over, space and plumbing for washing machine space for fridge freezer. Space for cooker with extractor hood over, Integrated microwave.  
Vinyl flooring. Double radiator. UPVC door with access to the rear garden.

#### **First Floor Landing**

Stairs to first floor - access to the bedrooms and family bathroom. Stairs to the second floor and loft room.  
Double radiator.  
Wooden flooring.

### **Bedroom One**

15'3" x 11'11"

Having a UPVC double glazed window to the front aspect.

Double radiator. Wood effect flooring.

### **Bedroom Two**

12'0" x 9'2"

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

Double radiator. Exposed wooden floorboards.

### **Shower Room**

9'1" x 7'8"

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a three-piece suite featuring a double width shower cubicle. WC with push flush, countertop basin sat on a vanity unit with storage underneath. Storage cupboard incorporating shelving. Chrome heated radiator. Vinyl flooring.

### **Second Floor Landing**

Having a UPVC double glazed window to the side aspect. Recessed downlights.

### **Bedroom Three**

Having a UPVC double glazed Velux window .Double radiator. Recessed downlights.

Exposed wooden flooring.

### **Externally**

To the front of the property there is a block paved pathway leading to the front of the property.

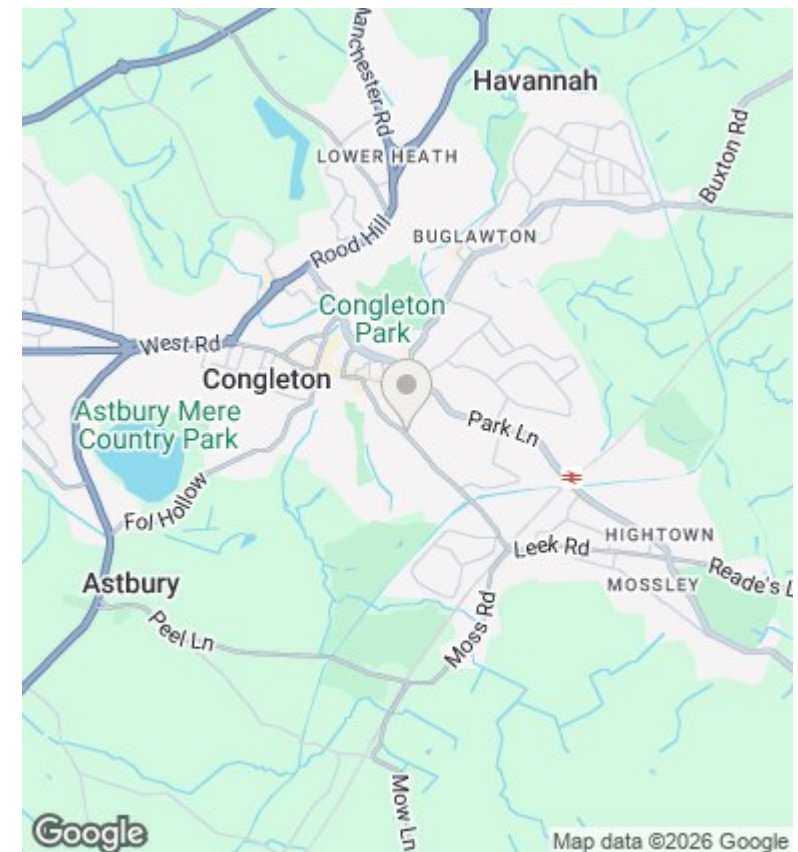
To the rear of the property there is gated access to a fully paved garden area with summer house.







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

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC