



10 Back Lane, Congleton, Cheshire, CW12 4PP

£175,000

- Well Presented One Bedroom Character Cottage
- Stunning Living Area With Feature Fireplace
- Dining Kitchen
- Beautiful Rear Courtyard With Patio Area
- Close To Local Amenities Of West Heath
- Highly Regarded Location
- Astbury Mere Country Park Within Close Proximity

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Brimming with character and charm, this beautifully proportioned one-bedroom cottage offers a wonderfully appealing home, perfectly suited to those looking for something with individuality and warmth. The property enjoys a good-sized courtyard garden, providing a lovely outdoor space to relax and entertain.

Internally, the accommodation is perfectly proportioned, creating a comfortable and inviting home with plenty of scope to add your own personal touch. A good size lounge and kitchen on the ground floor with the double bedroom and family bathroom on the first floor. Externally to the front of the home is an attractive frontage which further enhances the property's charming appeal.



Council Tax Band: B



Ideally positioned close to the amenities of West Heath, the property also benefits from excellent transport links, with Congleton town centre within easy reach. Here, you will find an array of independent coffee shops, restaurants, bars and shopping facilities, adding to the appeal of this convenient location.

For those who enjoy the outdoors, the stunning Astbury Mere Country Park and an abundance of beautiful Cheshire countryside walks are also close by, placing nature and recreation right on your doorstep.

A delightful character cottage offering charm, convenience and an enviable location, an ideal home for a first-time buyer, professional, or those seeking a charming low-maintenance retreat.

Lounge

11'11" x 13'0"

Having UPVC part glazed door to the front aspect, UPVC triple glazed window to the front aspect, wood effect flooring, characterful beamed ceiling, feature fireplace, and a radiator

Kitchen

11'8" x 12'2"

Having a UPVC double glazed door to the rear aspect with access to the rear courtyard, UPVC double glazed window to the rear aspect. Having a range of wall cupboard and base units with work surfaces over incorporating a stainless steel sink with drainer, space for oven, fridge freezer, space and plumbing for

washing machine. Under stairs storage cupboard, Worcester gas fired central heating boiler, tiled flooring, radiator, and stairs to the first floor accommodation.

First Floor Landing

With a UPVC double glazed window to the rear aspect. Loft access.

Bedroom One

11'4" x 11'11"

A spacious double bedroom with a UPVC triple glazed window to the front aspect, wood effect flooring, built in wardrobe, and a radiator.

Bathroom

7'11" x 5'7"

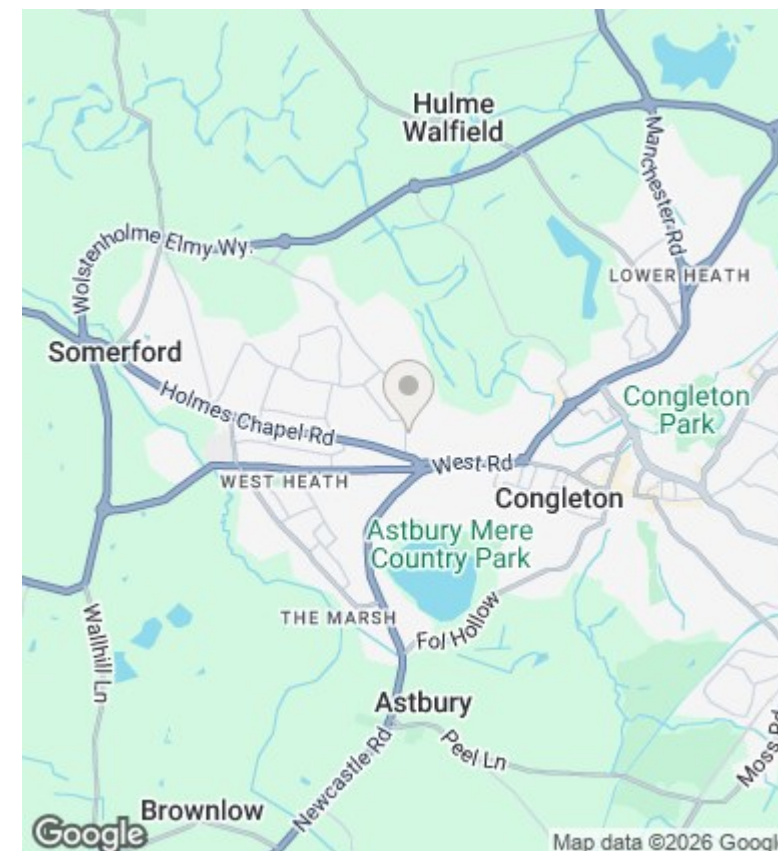
Having a UPVC double glazed window to the rear aspect. Comprising of panelled bath with shower attachment over, pedestal hand wash basin with hot and cold water taps over, WC with push flush, radiator, part tiled walls, and tiled flooring.

Externally

To the front aspect the property features a enclosed garden with flagged pathway leading to the front door, and hedge borders. To the rear of the property is an enclosed flagged patio area with brick built outhouse, flagged seating area, fenced boundaries.







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		90
(81-91) B		
(69-80) C	71	
(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		