



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

10 Back Lane, Congleton CW12 4PP

Nestled in the charming area of Back Lane, Congleton, this delightful terraced house offers a perfect blend of comfort and convenience. The property features a well-proportioned reception room, ideal for relaxation or entertaining guests. With one spacious bedroom, it provides a cosy retreat for individuals or couples seeking a peaceful living space. The bathroom is thoughtfully designed, ensuring both functionality and style.

This home is situated in a friendly neighbourhood, close to local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy the best of Congleton living. Don't miss the chance to make this charming house your new home.



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.

AML REGULATIONS

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

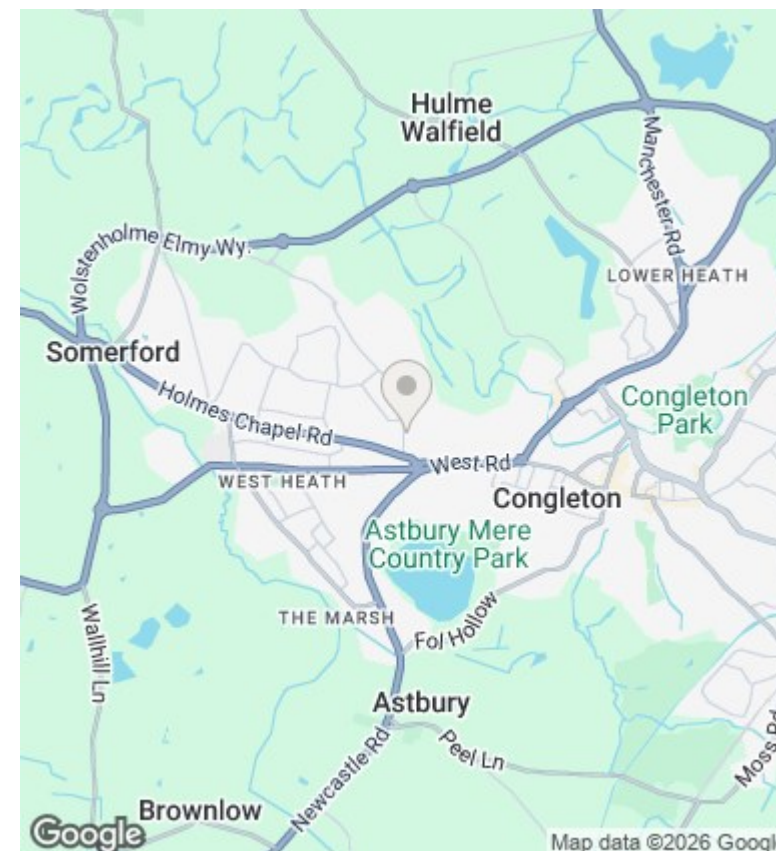
Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

B

Photo Editing Disclaimer:

Some photographs in this brochure may have been edited or enhanced using artificial intelligence (AI) tools.



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		
England & Wales		EU Directive 2002/91/EC