



64 GIANTSWOOD LANE, CONGLETON, CW12 2HQ

£285,000



STEPHENSON BROWNE



This charming and well-presented semi detached bungalow, nestled on a desirable corner plot along the sought-after Giantswood Lane, presents an excellent opportunity for comfortable living with the potential to add your own personal touch.

Situated within a well-established residential area, the property enjoys a peaceful setting near open countryside and the scenic Westlow Mere. Giantswood Lane is ideally positioned for easy access to the A34 and the new bypass, providing excellent connectivity to the M6 to the north of Congleton. Additionally, the area benefits from a range of local amenities, with multiple shops a short walk away.

Upon entering the property, you are welcomed into the entrance hall that leads to the bright lounge, with dual aspect windows and feature fireplace. The kitchen is well-equipped with ample storage and workspace, and the adjacent dining room offers a great space for family dining. The ground floor also features two generously sized bedrooms, both with fitted wardrobes, and a family bathroom.

To the first floor, you'll find a third bedroom, along with a separate dressing room, providing additional space for guest or personal use.

Externally, the property boasts a detached garage and ample off road parking, the front garden is well maintained and mostly laid to lawn, surrounded by a variety of mature greenery and colourful plants. The side garden offers extra outdoor space, while the rear garden is paved, providing a low-maintenance area for alfresco dining or simply enjoying the outdoors. This delightful bungalow offers a great balance of indoor comfort and outdoor space, making it the perfect home for those seeking peaceful living in a well-connected area.





## **GROUND FLOOR**

### **Hallway**

Providing access to all ground floor accommodation and stair access to first floor accommodation, front external access door, ceiling light fitting, carpet flooring, central heating radiator, power point.

### **Lounge**

12'4" x 12'2"

Dual aspect UPVC double glazed windows, feature gas fireplace, ceiling light fitting, central heating radiator, carpet flooring, ample power points.

### **Kitchen**

16'2" x 8'8"

Fitted kitchen comprising wall and base units with work surface over, tiled splash back, inset sink with single drainer and mixer tap, space for fridge, freezer, washer dryer and cooker, tiled flooring, two ceiling light fittings, central heating radiator, two UPVC double glazed windows to the side elevation, external side access door, ample power points, direct access into the dining room.

### **Dining Room**

10'10" x 9'5"

Double glazed dual aspects windows, ceiling light fitting, central heating radiator, wood effect flooring, power points.

### **Bedroom One**

12'7" x 10'2"

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, fitted wardrobes, power points.

### **Bedroom Two**

10'2" x 10'1"

UPVC double glazed window to the front elevation, ceiling light fitting, wood effect flooring, central heating radiator, fitted wardrobes, built in storage cupboard, power points.





## **Bathroom**

6'11" x 6'10"

Three piece white suite comprising low level WC, hand wash basin with pillar taps, low level bath with pillar taps and electric shower over, tiled walls throughout, UPVC double glazed window to the rear elevation, access into airing cupboard, extractor fan, ceiling light fitting, tiled flooring, central heating radiator.

## **FIRST FLOOR**

### **Dressing Room**

10'7" x 10'2"

Skylight window, fitted storage, carpet flooring, ceiling light fitting and radiator.

### **Bedroom Three**

11'1" x 11'1"

Skylight window, carpet flooring, ceiling light fitting and radiator.

### **Garage**

9'3" x 9'3"

Electric garage door, power and light, built on outside WC.

## **Externally**

Externally, the property boasts a detached garage and ample off road parking, the front garden is well maintained and mostly laid to lawn, surrounded by a variety of mature greenery and colorful plants. The side garden offers extra outdoor space, while the rear garden is paved, providing a low-maintenance area for alfresco dining or simply enjoying the outdoors with the convenience of an outside low level WC and hand wash basin. This delightful bungalow offers a great balance of indoor comfort and outdoor space, making it the perfect home for those seeking peaceful living in a well-connected area.

## **Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.





**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

**Land Registry Disclaimer**

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

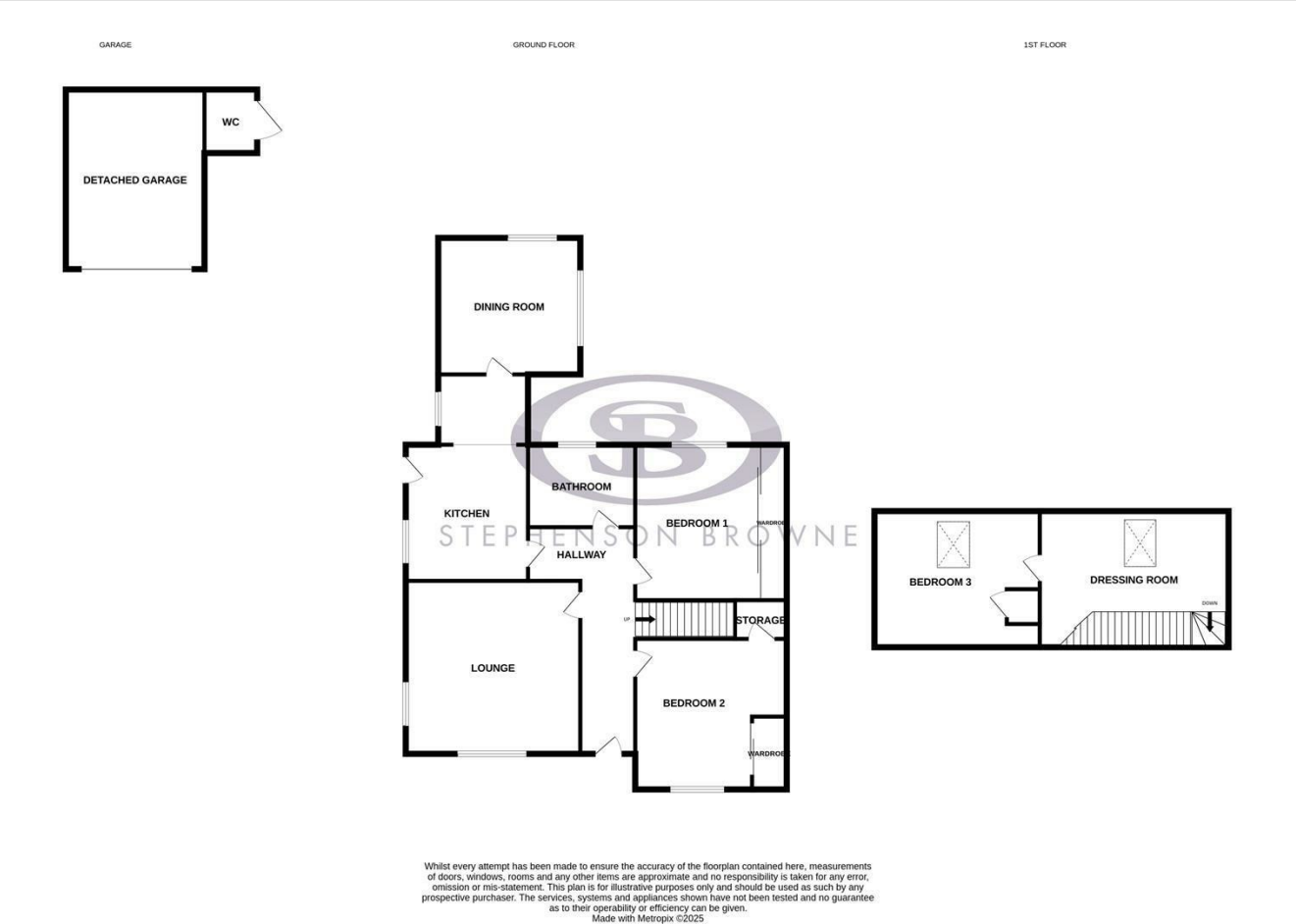
**AML Disclosure**

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

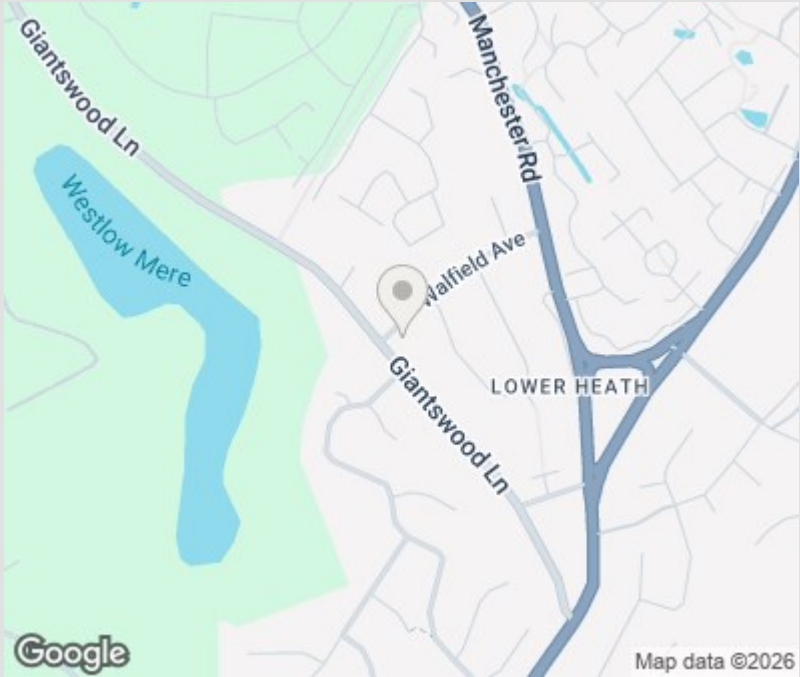




Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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