



STEPHENSON BROWNE

**Thistle Way,
Congleton**
CW12 4EJ

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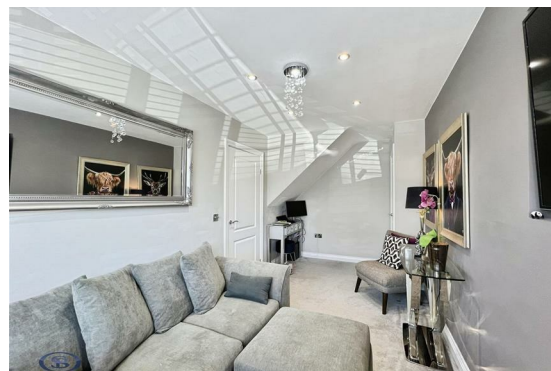
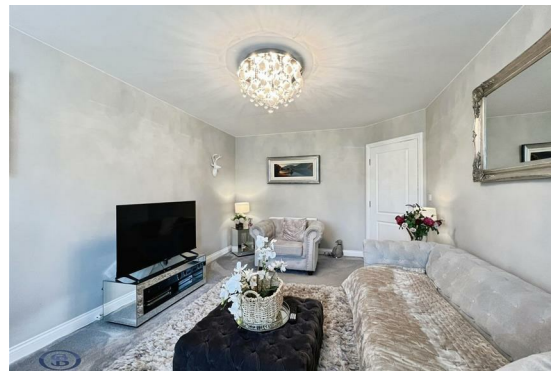
£525,000

DESCRIPTION

Offered for sale with NO ONWARD CHAIN this impressive six-bedroom detached residence offers exceptional versatility, making it ideal for growing families and changing lifestyles. Upon entering, you are welcomed by a beautifully proportioned living room featuring a walk-in box bay window that floods the space with natural light. A second reception room provides additional flexibility, perfect for use as a snug, playroom, home office or formal sitting area.

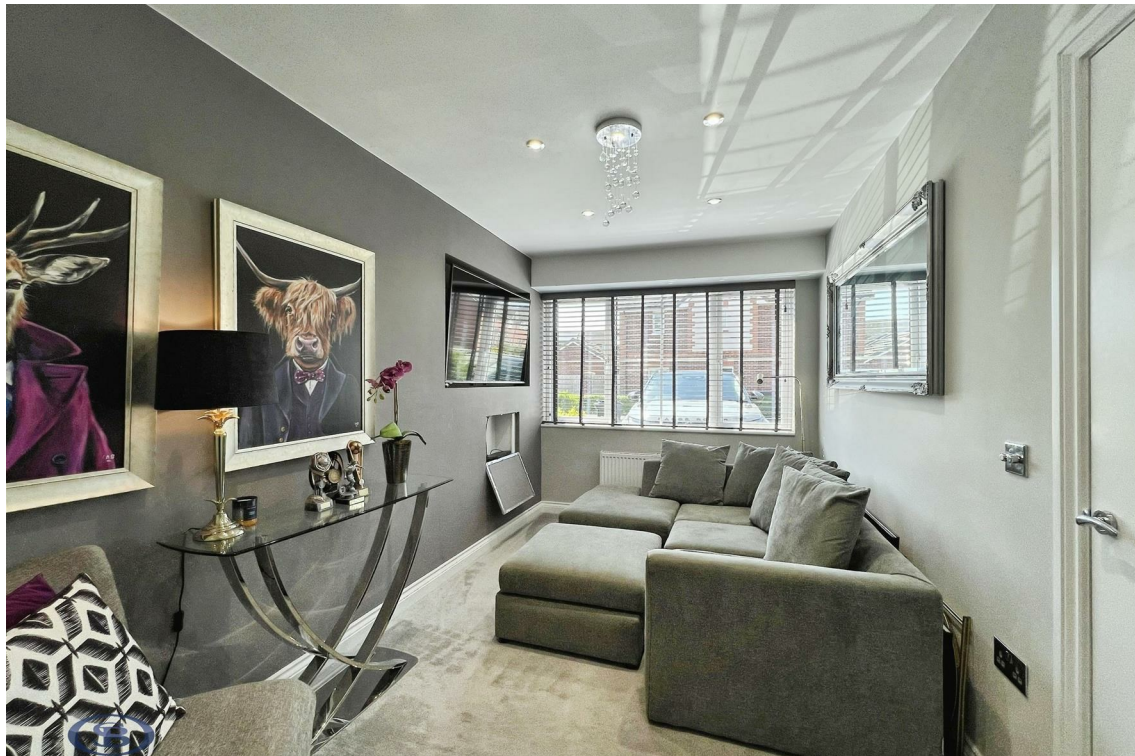
The stylish kitchen has been thoughtfully designed with a cleverly hidden laundry area, fully plumbed and wired for appliances, offering practicality while keeping the space sleek and uncluttered. The adjoining dining area benefits from French doors opening out to the garden, creating a bright and airy atmosphere ideal for family living and entertaining. A convenient WC/cloakroom completes the ground floor accommodation.

The first floor hosts four generously sized double bedrooms, most of which benefit from fitted wardrobes, while the principal bedroom enjoys its own en-suite shower room. A contemporary family bathroom serves this level, complete with bath, separate shower cubicle and fitted vanity storage.



Occupying the top floor is an incredibly adaptable space that can be tailored to suit a variety of needs. It could function as a luxurious master suite featuring a spacious bedroom, extensive walk-in wardrobe, elegant en-suite and an additional room ideal as a dressing area or private study. Alternatively, this extra room could easily be utilised as a nursery or sixth bedroom. The flexibility of this home ensures it can effortlessly evolve alongside the needs of its owners.

Externally, the property is equally impressive, boasting beautifully landscaped gardens with feature lighting that create a truly luxurious feel. To the rear, the home enjoys a superb open outlook, providing a wonderful sense of privacy and peaceful surroundings, the perfect retreat to unwind at the end of the day.



ROOM DESCRIPTIONS

LOCATION

Ideally situated, the property is within easy reach of local shops and amenities at West Heath Shopping Precinct and is within walking distance of highly regarded schools including Congleton High School and Quinta Primary School. For those who enjoy outdoor pursuits, Astbury Mere Country Park is also just a short distance away.

GROUND FLOOR

Hallway

External front entrance door, ceiling light fitting, wood effect flooring, central heating radiator with radiator cover, power points, stair access to the first floor accommodation and access to further ground floor accommodation.

Lounge

18'0" x 11'1"

UPVC double glazed bay window to the front elevation, ceiling light fitting, carpet flooring, two central heating radiators, power points.

Sitting Room

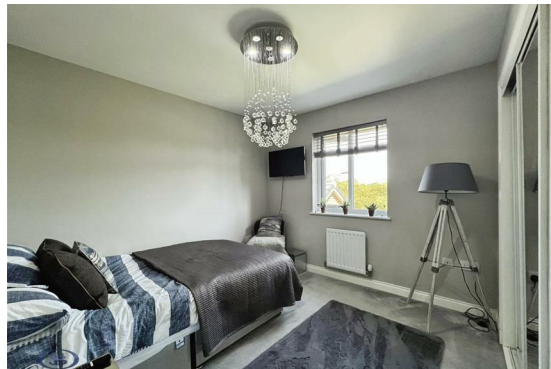
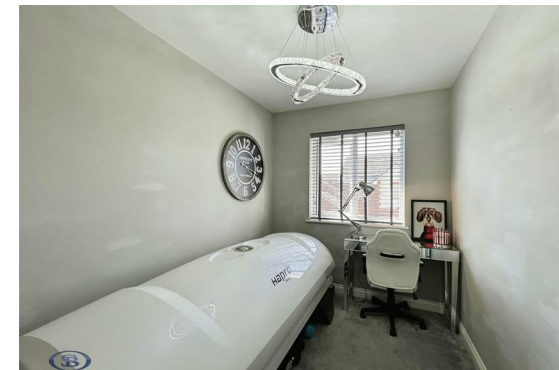
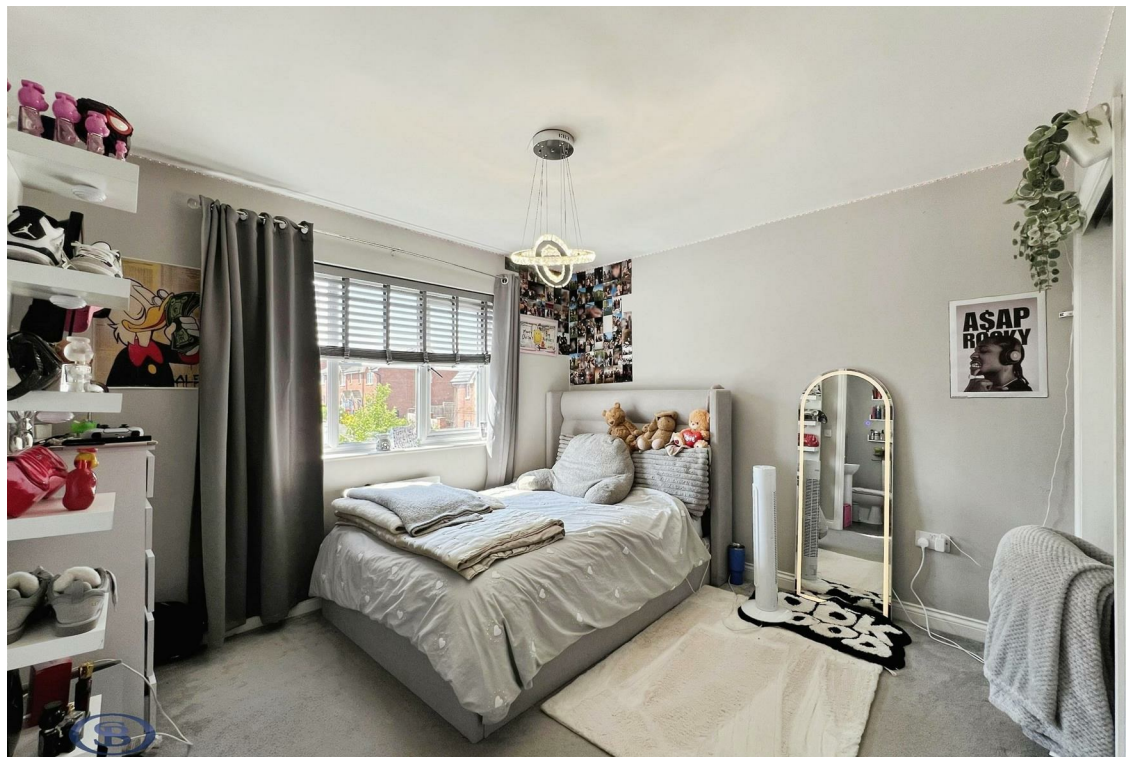
16'6" x 8'2"

UPVC double glazed window to the front elevation, ceiling light fitting, ceiling spotlights, carpet flooring, power points, central heating radiator, storage cupboard.

Open Plan Dining Kitchen

24'8" x 9'4"

Stylish fitted kitchen comprising wall and base units with work surface over, tiled splash back and under unit downlights, inset sink with double drainer and mixer tap, integrated eye level oven and microwave, hob with extractor over, integrated fridge freezer, dishwasher, access to utility space with space and plumbing for a washer/dryer and storage, two UPVC double glazed windows to the rear elevation. To the dining area are two ceiling light fittings, two central heating radiators, power points, wood effect flooring throughout, French doors leading out into the rear garden.



WC
UPVC double glazed window to the side elevation, low level WC, vanity unit hand wash basin with mixer tap and wall mounted mirror, central heating radiator, wood effect flooring, ceiling spotlights.

FIRST FLOOR

Landing
Providing access to all first floor accommodation, UPVC double glazed window to the side elevation, two ceiling light fittings, carpet flooring, central heating radiator, access to the airing cupboard.

Bedroom Two / Guest Room

11'1" x 10'7"
UPVC double glazed window to the front elevation, two built in wardrobes, carpet flooring, central heating radiator, ceiling light fitting, power points.

En Suite

5'10" x 6'11"
Three piece suite comprising low level WC, hand wash basin with mixer tap, walk in mixer shower with tiled splash back, central heating radiator, tiled flooring, UPVC double glazed window to the front elevation, ceiling spotlights.

Bedroom Three

12'7" x 10'2"
UPVC double glazed window to the rear elevation, built in wardrobes, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bedroom Four

11'8" x 10'2"
UPVC double glazed window to the rear elevation, built in wardrobes, ceiling light fitting, carpet flooring, central heating radiator, power points.

Bedroom Five

9'6" x 7'1"
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.



Family Bathroom

9'1" x 6'7"

Four piece suite comprising vanity unit with low level WC, hand wash basin with mixer tap, wall mounted vanity unit cabinet, low level bath with mixer tap and fitted handheld shower head, tiled splash back, walk in mains mixer shower, extractor fan, ceiling spotlights, tile effect flooring, central heating radiator, UPVC double glazed window to the side elevation.

SECOND FLOOR

Landing

UPVC double glazed skylight to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, providing access to the master bedroom and bedroom six / study.

Master Bedroom

11'6" x 15'5"

Three UPVC double glazed skylights to the rear elevation, ceiling light fitting, carpet flooring, power points, central heating radiator, direct access into the walk in wardrobe and En suite.

En Suite

8'2" x 7'8"

Three piece suite comprising vanity unit with low level WC, hand wash basin with mixer tap, walk in mains shower, tiled splash back, ceiling spotlights, extractor fan, tile effect flooring, UPVC double glazed skylight to the front elevation, chrome heated towel rail, shavers port.

Bedroom Six / Study

8'2" x 8'7"

UPVC double glazed skylight to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.



Externally

Externally, the property benefits from a tarmac driveway providing off-road parking for two vehicles. To the front, a well-maintained lawn is bordered by mature shrubs and established planting, creating an attractive and welcoming approach. Gated side access leads to the rear garden, which has been thoughtfully landscaped to provide an excellent outdoor living space. Predominantly laid to lawn with a surrounding patio area, it offers the perfect setting for outdoor dining, entertaining and relaxation. At the foot of the garden, there is a designated space suitable for a hot tub, together with a versatile summer house that can be utilised for storage, a home office, hobby room or additional leisure space.

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. Please note that the property is subject to an annual estate maintenance charge of approximately £300 per annum.

Need to Sell?

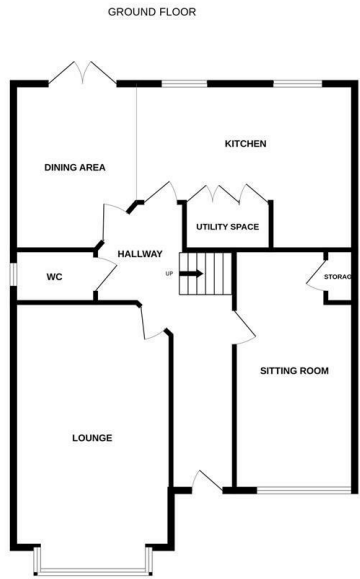
For a FREE valuation please call or e-mail and we will be happy to assist.

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.



Floorplans



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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Area Map



EPC Rating

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B		85	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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