



5 LILAC COURT, CONGLETON, CW12 3DW

OFFERS OVER £450,000



STEPHENSON BROWNE

A beautifully proportioned home in one of Congleton's most desirable areas, offering spacious living and superb outdoor space – internal inspection is highly recommended to fully appreciate everything this property has to offer.

Tucked away in a quiet, exclusive cul-de-sac just off prestigious Park Lane, this attractive residence enjoys a prime location within easy reach of excellent schools, local amenities, Congleton Train Station, and major road links. Nature lovers will also appreciate the nearby countryside walks and proximity to the Macclesfield Canal.

The home itself has been thoughtfully designed with space, flow, and comfort in mind. The ground floor features an impressive lounge measuring over 18ft in length, complete with a bay window that enhances the natural light. From here, double doors lead through to a formal dining room, which in turn opens out onto the rear garden – ideal for both everyday family living and entertaining.

A well-appointed breakfast kitchen sits at the heart of the home, offering ample unit space and room for dining. This leads directly into the bright and airy garden room – a delightful space to enjoy year-round. A practical utility room and a downstairs cloakroom/WC complete the ground floor accommodation.

Upstairs, the property continues to impress with four generously sized double bedrooms. The principal bedroom benefits from a private en-suite shower room, while the remaining rooms are served by a stylish four-piece family bathroom finished in classic white.



The exterior of the property is equally appealing. The larger-than-average rear garden is fully enclosed and thoughtfully landscaped, featuring multiple patio areas, a built-in BBQ space, and mature trees and hedging for privacy – the perfect setting for outdoor dining and summer gatherings.

At the front, a spacious driveway provides ample off-road parking and leads to an integral single garage. Additionally, a substantial car port offers space for a caravan or the potential for conversion (subject to usual planning permissions).

An early viewing is highly recommended!

#### **Entrance Hall**

Provides access to ground floor accommodation and stairs to first floor, feature tiled floor and radiator.

#### **Living Room**

10'9" x 18'5"

Feature fireplace with freestanding log burner effect fire, tiled flooring, UPVC double glazed bay window to the front elevation and radiator.

#### **Dining Room**

9'8" x 13'6"

#### **Kitchen / Breakfast Room**

9'9" x 15'8"

Fitted kitchen comprising wall and base units with work surface over, range cooker with extractor hood above, tiled flooring and splash backs, spot lights, vertical radiator, UPVC double glazed window to the rear of the property and opening into the orangery.

#### **Orangery**

8'0" x 6'11"

UPVC double glazed windows to the rear and side elevations, spotlights and tiled flooring.

#### **Downstairs WC**

Low level WC, hand wash basin, ceiling light fitting.

#### **Utility Room**

Comprising wall and base units with work surface over, tiled splash back, space and plumbing for a washer/dryer, inset sink with single drainer and mixer tap, washing machine, tiled flooring, ceiling light fitting, external side access door, integral access into the garage, power points.

#### **Integral Garage**

8'5" x 16'6"

roller garage door, American fridge freezer, power and light.



## Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, loft access, central heating radiator, power point.

## **Bedroom One**

10'10" x 16'5"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power point, wardrobes and chest of draws included, direct access into en suite.

## **En Suite**

6'10" x 6'0"

Three piece suite with vanity unit including low level WC, hand wash basin with mixer tap, wall mounted mirror, walk in mixer shower with tiled splash back and removable shower head, tiled flooring, ceiling spotlights, heated towel rail, UPVC double glazed window to the front elevation.

## **Bedroom Two**

10'0" x 13'8"

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

## **Bedroom Three**

8'2" x 14'0"

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

## **Bedroom Four**

8'7" x 13'1"

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

## **Bathroom**

7'6" x 6'9"

Four piece suite comprising low level WC, hand wash basin with mixer tap and storage unit underneath, wall mounted mirror, low level jet bath with shower head attachment, walk in mixer shower with tiled splash back, extractor fan, tiled flooring, chrome heated towel rail, ceiling spotlights, UPVC double glazed window to the rear elevation.



## **Externally**

The outside of the property is just as impressive. The large, private rear garden is fully enclosed and well-landscaped, with several patio areas, a built-in BBQ, and mature trees and hedges – ideal for outdoor dining and summer get-togethers. At the front, there's a generous driveway with plenty of off-road parking leading to an integral single garage. A large carport also provides space for a caravan or could be converted, subject to usual planning permissions.

## **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?**

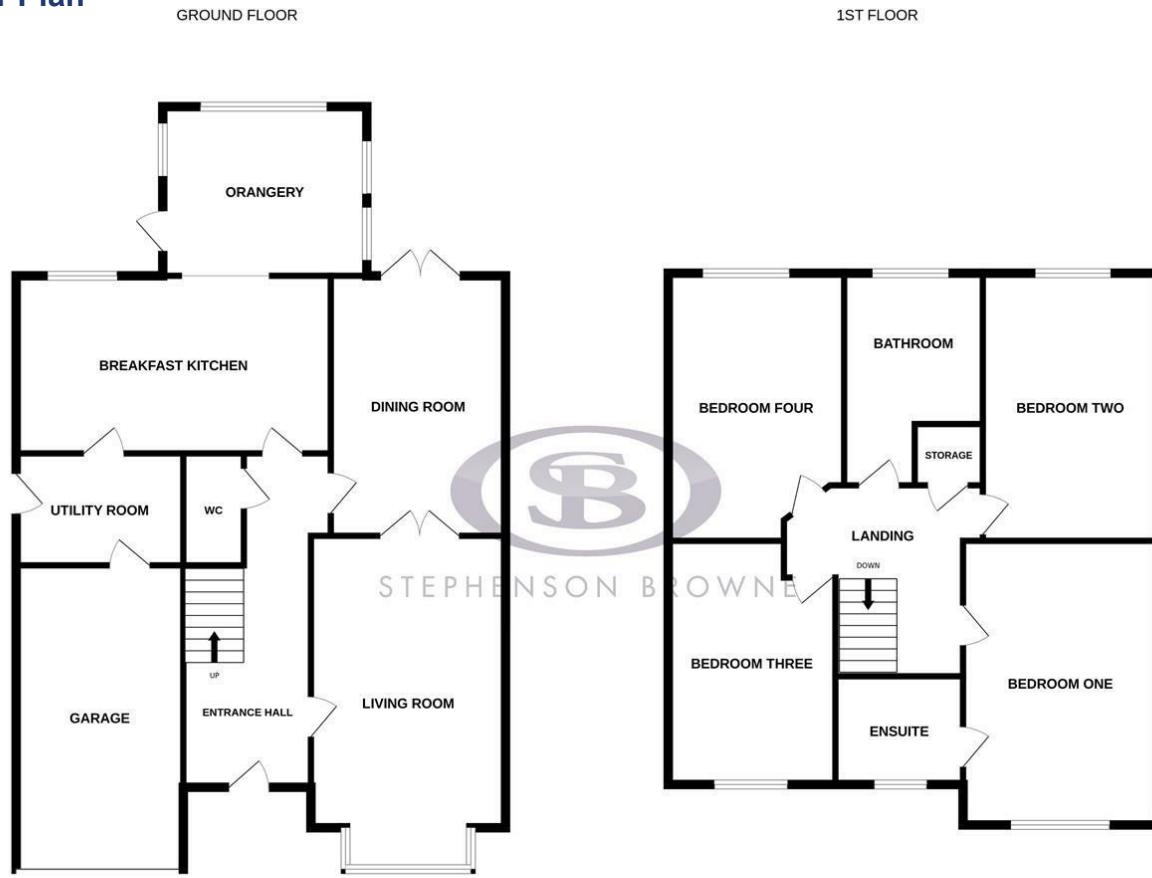
For a FREE valuation please call or e-mail and we will be happy to assist.

## **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.

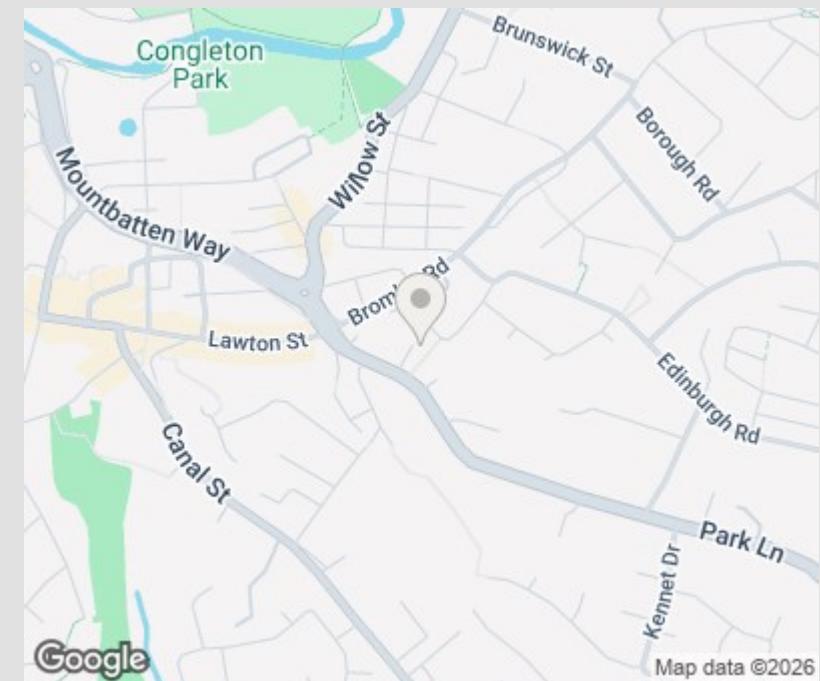


## Floor Plan



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



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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