



60 Lewis Way, Congleton, CW12 2PZ

Situated in the highly sought-after Hudson Meadows development built by Bloor homes, this beautifully presented detached home offers a perfect blend of comfort and style. Perfectly located with direct access from the development onto the canal, offering picturesque walks and scenic cycling routes right on the doorstep. It is also just a short distance from 'The Cloud', a much-loved local beauty spot renowned for its breathtaking panoramic views and excellent walking trails. In brief the property comprises; entrance hallway with stairs to first floor, living room, stylish dining kitchen with integrated appliances and French doors opening to the rear garden, utility room and downstairs WC.

To the first floor, there are four well proportioned bedrooms (master with en-suite shower room) and family bathroom with separate shower.

Externally, the rear garden has recently been beautifully landscaped, featuring a large porcelain-tiled patio with steps leading down to a lawned area framed by raised flower borders, offering the perfect space for outdoor dining and relaxation. To the front, a driveway provides off-road parking for two vehicles, complemented by a neat lawned garden. Gated side access leads conveniently to the rear garden.

VIEWING HIGHLY RECOMMENDED.

£409,950

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Directions

Starting from Congleton town centre, head east along Mountbatten Way (A34), at the roundabout take the first turning onto Moor Street. The road then becomes Buxton Road (A54). Follow the road for approx 1 mile and then take the right turning into the Hudson Meadows development (Lewis Way). Follow the road and the property is located on the right hand side.

GROUND FLOOR

Entrance Hallway

Accessed via composite front door. LVT flooring. Stairs to first floor landing. Radiator. Access into garage.

Living Room

15'4" x 10'11"

uPVC double glazed window to front aspect. Radiator.

Dining Kitchen

8'4" x 19'0"

Fitted with a range of base and wall mounted units with work surfaces over incorporating a one and a quarter bowl sink unit with mixer tap and drainer. Tiled splash backs. Four ring AEG gas hob with extractor hood over. Built-in AEG double oven. Integrated AEG dishwasher, fridge and freezer with matching cupboard fronts. Under-counter lighting. LVT flooring. Inset spotlights. Space for dining table and chairs. Radiator. uPVC double glazed French doors opening to the rear aspect with double glazed windows either side.

Utility Room

6'0" x 5'6"

Fitted with a base unit with space for washing machine and separate dryer. Radiator. LVT flooring. Wall mounted boiler. Composite rear door to rear aspect.

Downstairs WC

Push button low level WC and wall mounted sink unit with mixer tap. LVT flooring. Radiator. Extractor fan.

FIRST FLOOR

Landing

Radiator. uPVC double glazed window to side aspect. Loft access (the vendor has advised that the loft space is partially boarded). Radiator.

Bedroom One

12'0" x 9'9"

Excellent size master bedroom with space for king size bed, bedside tables and drawers. Built-in wardrobe with sliding mirrored doors. Inset spotlights. TV point. uPVC double glazed window to rear aspect. Radiator.

En-Suite Shower Room

Stunning bathroom suite with floating sink unit with freestanding bowl and mixer tap, shower cubicle and push button low level WC. Partially tiled walls with Porcelanosa tiles. Tiled flooring. uPVC double glazed window to side aspect. Extractor fan. Inset spotlights. Radiator,

Bedroom Two

11'2" x 10'0"

Spacious second bedroom with space for double bed, drawers and wardrobe. uPVC double glazed window to front aspect. Radiator.

Bedroom Three

10'11 x 8'6"

Double bedroom. uPVC double glazed window to rear aspect. Radiator.

Bedroom Four

9'6" x 8'0"

Well-proportioned fourth bedroom with space for single bed and drawers. uPVC double glazed window to front aspect. Radiator.

Bathroom

Panelled bath with mixer tap/shower head attachment, wall mounted sink unit with mixer tap, push button low level WC and separate shower cubicle. Towel radiator. uPVC double glazed window to front aspect. Inset spotlights. Extractor fan.

OUTSIDE

Driveway & Front Garden

To the front is a driveway providing off road parking for two vehicles with lawned garden to the side.

Integral Garage

With up and over door. Courtesy door into hallway. Lighting and power.

Landscaped Rear Garden

Externally, the rear garden has been recently and thoughtfully landscaped to create a stylish yet practical outdoor space. A spacious porcelain-tiled patio provides the perfect setting for alfresco dining, entertaining, or simply to relax. Steps lead down to a neat lawned area which is framed by raised flower borders constructed with sleepers, adding structure, charm, and a touch of natural warmth to the space. Gated access to the side provides access to the front driveway. Outside water tap.

TENURE

The vendor has advised that the property is Freehold and that the council tax band is E.

We would advise any perspective buyer to confirm these details with their legal representative.

Residue of 10 Year Build Warranty

The property benefits from the remainder of a 10-year build warranty, with approximately seven years still remaining.

Agents Notes

NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is an employee of Jordan Fishwick.

Anti Money Laundering - Note

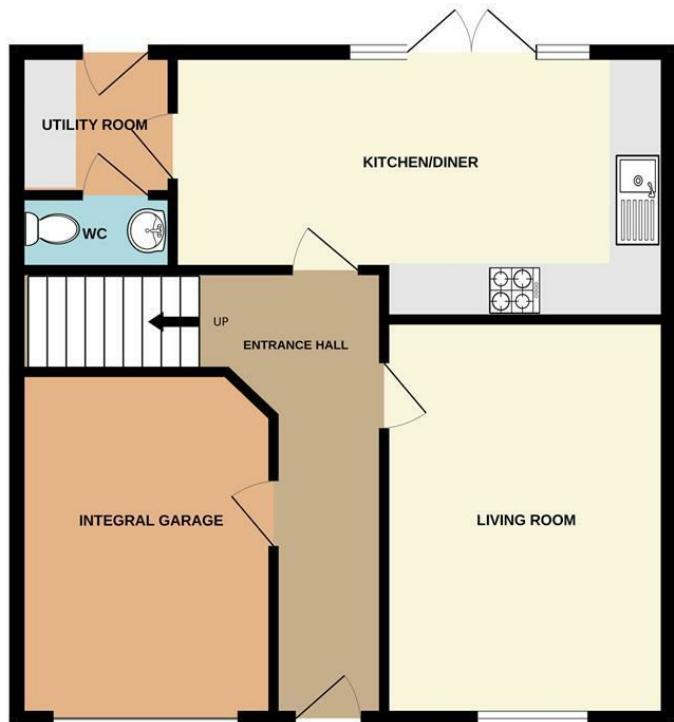
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		92
(81-91) B	83	
(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	

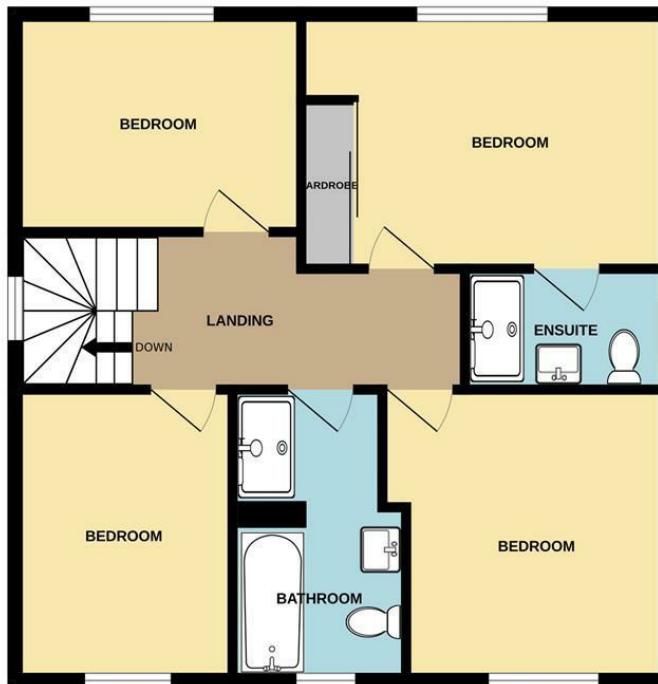
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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