



**236 Congleton Road South**  
**Butt Lane, ST7 1LW**

- HAWTHORNE COTTAGE
- & ADJACENT BUILDING PLOT
- LOTS OF POTENTIAL, FULL RENOVATION REQUIRED
- RESIDENTIAL MORTGAGES MAY NOT BE AVAILABLE
- CONSENT GRANTED FOR DETACHED BUNGALOW
- THREE RECEPTION ROOMS
- THREE BEDROOMS & A BATHROOM
- OUTBUILDINGS, GOOD SIZED GROUNDS

**£209,500**





## Property Description

### DESCRIPTION

There's no better investment than bricks & mortar! A fantastic opportunity to acquire mature detached residence with further potential and a building plot with consent granted for a detached bungalow. A full renovation of the house is required and it is available with no chain - Residential mortgages may not be available. The whole site is approx. 1,800 square metres, the building plot is approx. 700 sq metres. Hawthorne Cottage has many original features yet with three reception room, kitchen, cloaks/w.c, three bedrooms, bathroom & lots of potential to extend to create 4 plus bedrooms (subject to consent) Outbuilding & gardens, outbuilding. Adjacent a building plot is included within the sale. Gas central heating & UPVC double glazing. The property is located within easy access to lots of facilities and road links in all directions. Viewing by appointment. Walkthrough Virtual Viewing property tour available online.

### DIRECTIONS

Please follow the postcode ST7 1LW from Red Bull traffic



lights proceed in to Butt Lane and the property can be found on the right hand side as identified by our for sale sign.

**OFFICE**

13' 1" x 12' (3.99m x 3.66m) Window to the front, radiator, feature fireplace with a gas fire (not tested) door to;

**INNER HALL**

With a stair case to the first floor, with a timber hand rail, under stairs store area.

**CLOAKS/W.C**

Comprising a low level W.C, wash hand basin, tiled walls, radiator.



**LOUNGE**

11' 9" x 10' 11" (3.58m x 3.33m) Window to the front, radiator, arch to;

**DINING ROOM**

With a bay window to the side, window to the rear, double radiator.

**REAR HALL WAY**

Doors to the Rear Porch & Kitchen.



**KITCHEN**

10' 5" x 9' 9" (3.18m x 2.97m) Window to rear, comprising a range of base and wall units, inset sink, three windows, radiator.

**ENTRANCE PORCH**

15' 7" x 6' 7" (4.75m x 2.01m) UPVC double glazed windows set on a dwarf wall, tiled floor.

**FIRST FLOOR LANDING**

Window to the rear, store cupboard off with electric light, sloping roof. Access to the loft space.

**BEDROOM ONE**

11' 10" x 10' 10" (3.61m x 3.3m) Window to the front, radiator.

**BEDROOM TWO**

11' 11" x 10' 10" (3.63m x 3.3m) Window to the front, radiator.

**BEDROOM THREE**

12' 2" x 7' 6" (3.71m x 2.29m) Window to the side with a far reaching view to Mow Cop and Jodrell Bank to the left, radiator, enclosed shower cubicle.





#### BATHROOM

Comprising a panelled bath, low level W.C, wash hand basin, splash back tiling, window to the rear, radiator, wall mounted gas boiler.

#### EXTERNALLY

##### FRONT GARDEN

With a pathway to the Congleton Road iron gate, a garden area to the front and side of the house.

##### REAR

A driveway provides parking spaces.



#### DOUBLE GARAGE

16' x 17' (4.88m x 5.18m) With twin up and over doors, windows to the side, requiring repairs.

#### OUTBUILDING

20' x 12' (6.1m x 3.66m) With timber entrance doors.

#### OUTBUILDING

11' 5" x 11' 7" (3.48m x 3.53m)

#### BUILDING PLOT

Located adjacent to the house a building plot with planning consent granted for a three bedroom detached bungalow Re: 20/00303/OUT (Newcastle Borough Council) Issued 7th August 2020.



<https://publicaccess.newcastle-staffs.gov.uk/online-applications/applicationDetails.do?keyVal=Q96O1EBMHLJ00&activeTab=summary>

#### VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840.

#### FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.



#### MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.



#### VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

#### LOCAL AUTHORITY

Newcastle Borough Council.



