



Trinity Place, Congleton, CW12 3JB.  
£490,000

Est. 1930  
**Whittaker**  
**& Biggs**

# Trinity Place, Congleton, CW12 3JB.

This delightful four-bedroom detached family home offers well-proportioned accommodation throughout.

Internally the property comprises to the ground floor a hallway leading to the lounge and kitchen with access to the first floor, spacious lounge, kitchen with adjoining dining room, in addition a downstairs cloaks and utility store.

To the first floor there are four bedrooms with bedroom two benefitting from a shower room. There is also a good-sized modern family bathroom.

Externally the property welcomes a fully enclosed lawned garden with patio area to the rear whilst offering a good degree of privacy. To the front of the home there is an integral garage and spacious driveway with room for a motor home plus ample off-road parking.

Situated in the highly sought-after location of Mossley, with Congleton town a short distance away and within close proximity of Congleton railway station, whilst also benefiting from being on the cusp of the countryside with Canalside walks on your doorstep.



## Hallway

Having a UPVC front entrance door, wood effect character beams, radiator, under stairs storage cupboard, original parquet flooring

## Living Room 12' 7" x 15' 8" (3.84m x 4.77m)

Having a UPVC double glazed bay window to the front aspect, wood effect beams to the ceiling, feature brick fireplace incorporating an open coal fire set on a slate hearth, feature brick archway with feature iron railings, original wood, parquet flooring, wall lights, radiator.

## Dining Room 18' 3" x 10' 11" (5.55m x 3.32m)

Having two UPVC double glazed windows to the rear aspect overlooking the garden and patio area, wood effect beams to the ceiling, fully tiled floors, double radiator.

## Kitchen Dinning room 10' 4" x 9' 5" (3.16m x 2.87m)

Having a UPVC double glazed window to the rear aspect, a range of solid wood oak wall cupboard and base units with work surfaces over incorporating a 1 1/2 bowl stainless steel sink and drainer with chrome mixer tap over, integrated induction hob with extractor fan over integrated fridge and freezer, double oven, space and plumbing for slimline dishwasher, tiled splashback's, tiled floors, having wood effect beams to the ceiling and inset spotlighting. Archway through to the dining room,

## Utility Cloaks 4' 8" x 3' 6" (1.425m x 1.06m)

Having UPVC double glazed obscured window the rear aspect, space and plumbing for washing machine, low-level WC, wash hand basin with chrome mixer taps over, radiator. Fully tiled floors

## First Floor landing

Having wood effect beams to the ceiling and access to the loft.

## Bedroom One 12' 5" x 11' 1" (3.79m x 3.38m)

Having UPVC double glazed window to the front aspect, bespoke wood effect fitted wardrobes, incorporating bedside tables and dressing table, radiator.

## Shower Room 2' 5" x 5' 9" (0.74m x 1.75m)

Having a shower cubicle with mains fed shower over. Inset spotlighting, fully tiled walls and floor.

## Bedroom Two 10' 5" x 14' 6" (3.17m x 4.43m)

Having a UPVC double glazed window to the front aspect. radiator, archway, access to the shower room.

## Bedroom Three 10' 6" x 13' 2" (3.21m x 4.01m)

Having UPVC double glazing to the rear aspect, bespoke wood effect fitted wardrobes, radiator.

## Bedroom Four 9' 3" x 7' 6" (2.83m x 2.29m)

Having a UPVC double glazed window to the front aspect, radiator.

## Family Bathroom 6' 0" x 14' 0" (1.82m x 4.27m)

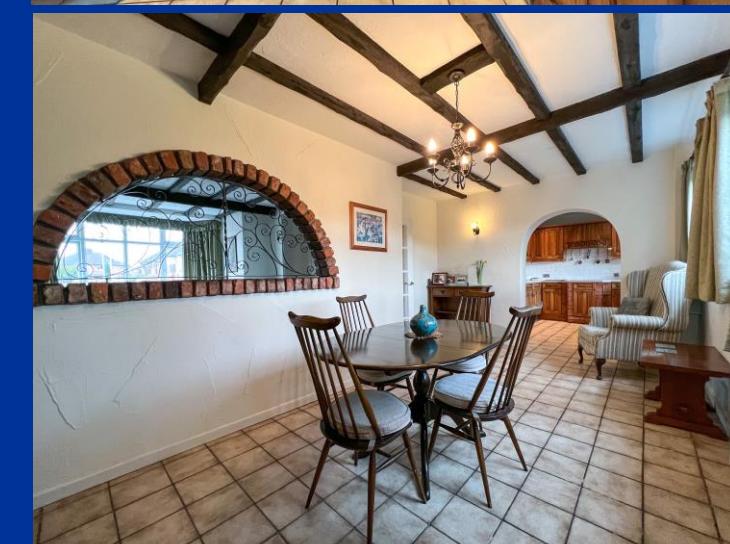
Having a UPVC obscure double glazed window to the rear aspect. Having a modern white three-piece suite, comprising of a vanity unit with wash hand basin, chrome mixer tap over storage underneath, low-level WC with push flush, panelled bath with separate shower attachment over, tiled walls, wood effect laminate flooring. Two times chrome heated towel rails, inset spotlight, extractor fan.

## Garage 10' 6" x 16' 2" (3.20m x 4.92m)

Having power and electric for tumble dryer. Housing the Worcester boiler which is serviced every year, housing, the gas meter and electric meter.

## Externally

Gardens to the rear with a spacious patio area access to side. Garden mainly laid to lawn with borders fully enclosed by mature hedges Additional patio area at the rear of the garden.



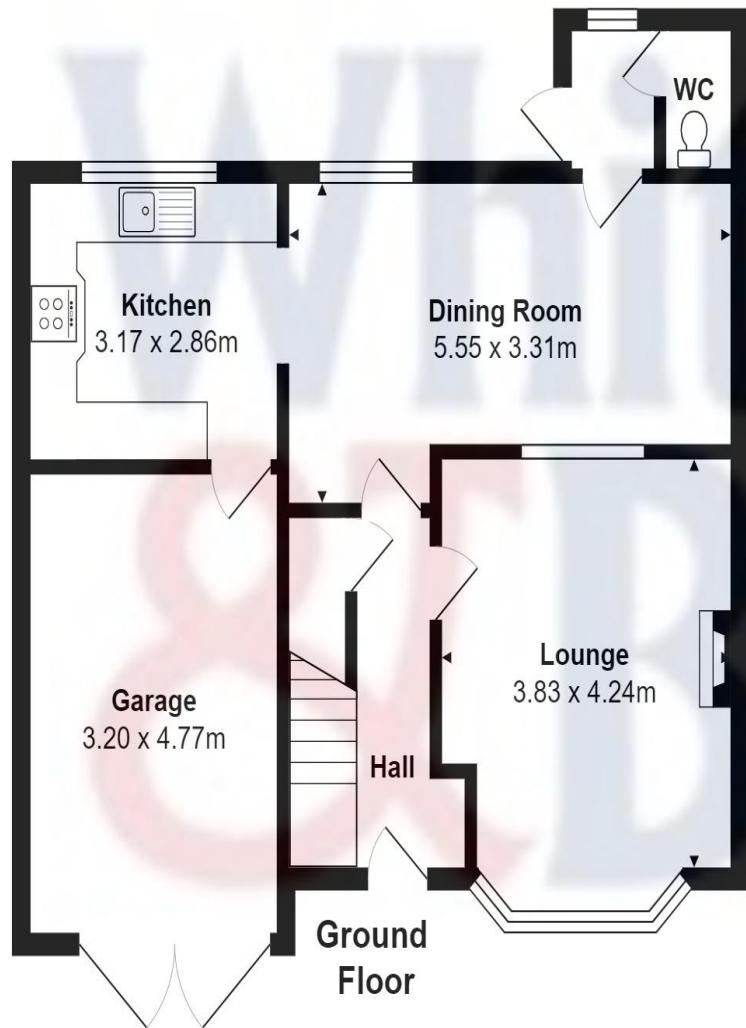
Note:

Council Tax Band: D

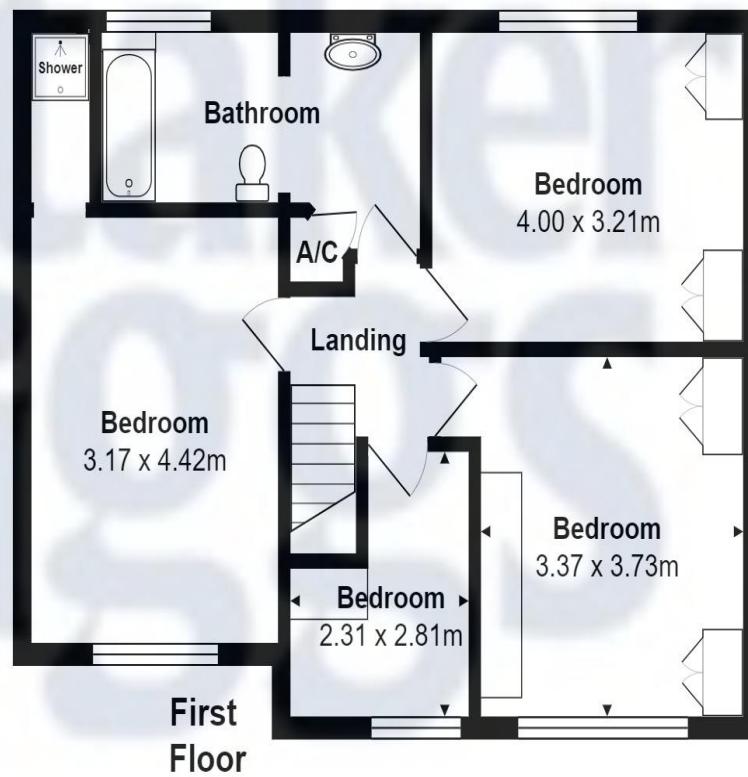
EPC Rating: TBC

Tenure: believed to be Freehold





Total Area: 132.9 m<sup>2</sup>  
 All contents, positioning &  
 measurements are approximate  
 and for display purposes only  
 Plan produced by Thorin Creed





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