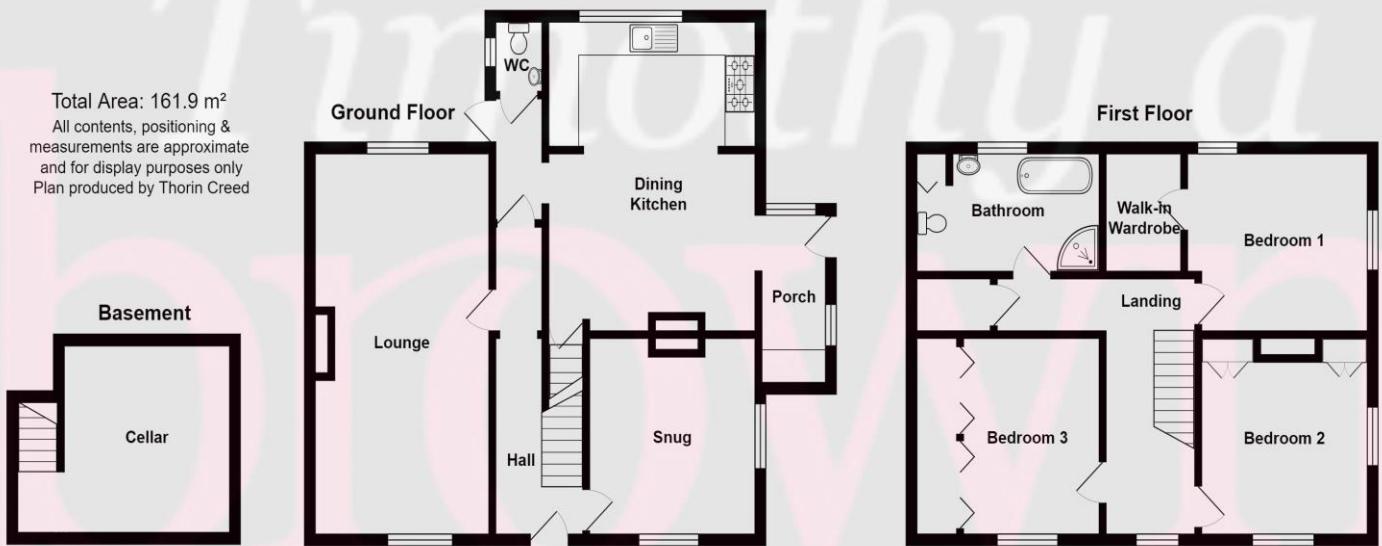


Total Area: 161.9 m<sup>2</sup>  
All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



## Energy performance certificate (EPC)

154 Biddulph Road CONGLETON CW12 3LS	Energy rating <b>D</b>	Valid until: 4 July 2033
	Certificate number: 0320-2495-6230-2207-1881	

**Property type**  
Semi-detached house

**Total floor area**  
147 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy rating and score

This property's current energy rating is D. It has the potential to be C.  
[See how to improve this property's energy efficiency](#).

**Disclaimer**  
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: [contact@timothyabrown.co.uk](mailto:contact@timothyabrown.co.uk)



Valuers & Estate Agents, Surveyors, Residential & Commercial Management  
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349  
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

# Timothy a brown

[www.timothyabrown.co.uk](http://www.timothyabrown.co.uk)



## 154 Biddulph Road

Mossley, Congleton,  
Cheshire CW12 3LS

Offers Over £370,000

- TRADITIONAL PERIOD SEMI DETACHED HOME
- THREE GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- FITTED KITCHEN & VICTORIAN STYLE BATHROOM
- FULL PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING FOR 2/3 CARS
- SOUGHT AFTER AREA OF MOSSLEY

A traditional period semi-detached home which has some original sought after features, but still provides modern conveniences such as PVCu double glazing and gas fired central heating.

The property is located in the popular area of Mossley, being opposite Congleton Golf Club, and only a short walking distance is the well regarded Mossley primary school, and Hightown, which has all shops, takeaways and public houses to hand, as is Congleton Railway Station.

The property has a central front entrance door to hall, with cloakroom W.C. and stairs with doors to a snug with open fireplace, separate 23' 5" lounge with open fireplace, fitted dining kitchen with tiled floor, door to step down to cellar and rear porch.

At first floor level, the landing allows access to three good sized bedrooms, the master with dressing room/walk in wardrobe and the other bedrooms having fitted wardrobes. Completing the accommodation is a Victorian style bathroom with claw foot bath and separate shower enclosure.

Outside, there is off road parking for 2/3 cars and rear enclosed garden, laid to lawn with alfresco patio flagged area which has a sunny aspect for most of the day.



**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE:** Composite front door to:

**HALL:** Coving to ceiling. Dado rail. Single panel central heating radiator. Stairs. Timber flooring. Doors to principal rooms. PVCu double glazed door to rear outside. Door to:

**CLOAKROOM W.C.:** PVCu double glazed window. White suite comprising: Low level W.C. and wash hand basin.

**LOUNGE 23' 5" x 11' 8" (7.13m x 3.55m):** PVCu double glazed windows to front and rear aspects. Coving to ceiling. Picture rail. Feature cast iron fireplace with mantelpiece over. Two double panel central heating radiators. 13 Amp power points. TV point. Timber flooring.

**SNUG 12' 0" x 11' 0" (3.65m x 3.35m):** PVCu double glazed windows to two aspects, one window having traditional shutters. Coving to ceiling. Large open fireplace with mantelpiece over. Double panel central heating radiator. 13 Amp power points. Timber flooring.

**KITCHEN/DINER 19' 3" x 13' 11" (5.86m x 4.24m):** PVCu double glazed window to rear aspect. Fitted with a matching range of oak style eye level and base units with granite effect laminate preparation surfaces and inset stainless steel single drainer sink unit with mixer tap. Plumbing and space for a washing machine and dishwasher. Space for range cooker with canopy over. Space for large American style fridge/freezer. Two feature radiators. 13 Amp power points. Tiled floor. Doorway arch to porch. Door to:

**CELLAR 12' 0" x 11' 0" (3.65m x 3.35m):** Steps down to cellar.



**PORCH 10' 2" x 4' 2" (3.10m x 1.27m):** PVCu double glazed window to two aspects. Single panel central heating radiator. Fitted storage units. 13 Amp power points. Tiled floor. PVCu double glazed rear door to outside. This porch was erected some 20 years ago but was not tied to the brickwork and in our opinion requires re-building.

**First Floor :**

**LANDING:** PVCu double glazed window to front aspect. Access to boarded roof space. Doors to all rooms.

**BEDROOM 1 REAR 12' 0" x 10' 0" (3.65m x 3.05m):** Two PVCu double glazed windows to two aspects. Feature cast iron fireplace. Double panel central heating radiator. 13 Amp power points. Painted floor boards. Door to:

**DRESSING ROOM 7' 2" x 4' 10" (2.18m x 1.47m):** Walk in wardrobe with shelves and hanging rails.

**BEDROOM 2 FRONT 11' 1" x 10' 8" (3.38m x 3.25m):** PVCu double glazed windows to two aspects. Fitted wardrobes in both chimney breasts. Double panel central heating radiator. 13 Amp power points. Painted floor boards.

**BEDROOM 3 FRONT 11' 11" x 9' 1" (3.63m x 2.77m) plus wardrobe space:** PVCu double glazed window to front aspect. Full length fitted wardrobes. Single panel central heating radiator. 13 Amp power points.

**BATHROOM:** PVCu double glazed opaque window to rear aspect. White suite with claw foot bath, pedestal wash hand basin, low level W.C., corner shower enclosure with mains fed shower. Feature radiator with chrome heated towel rail. Painted floor boards. Door to cupboard housing combi gas central heating boiler.

**Outside:**

**FRONT:** Wall and gate with path to front door. The right hand side garden which has pebble hardstanding for off road parking. Mature screening trees and vehicle access opening onto Congleton Edge Road.

**REAR:** Private garden enclosed by high brick wall having alfresco patio area, lawn and path leading to the side with gate and timber storage shed.

**TENURE:** Freehold (subject to solicitor's verification).

**SERVICES:** All mains services are connected (although not tested).

**VIEWINGS:** Strictly by appointment through sole selling agent **TIMOTHY A BROWN**.

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** D

**DIRECTIONS:** SATNAV CW12 3LS

