

Timothy a brown



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182 Biddulph Road
Congleton, Cheshire CW12 3LS

Offers in Excess of £250,000

- REFURBISHED VICTORIAN END TERRACE COTTAGE
- 2/3 BEDROOMS
- STYLISH FITTED DINING KITCHEN
- LUXURY MODERN BATHROOM SUITE
- SOUTH FACING REAR GARDEN
- DRIVEWAY, OFF ROAD PARKING & GARAGE
- SOUGHT AFTER AREA OF MOSSLEY

****WATCH OUR FANTASTIC 360 DEGREE ONLINE VIRTUAL TOUR**** ****VASTLY IMPROVED BY THE CURRENT VENDORS WHO HAVE UNDERTAKEN A PROGRAMME OF REFURBISHMENT****

Perched proudly this Victorian end terrace cottage, oozing character and with a dizzying array of period features, is sure to create a stir. It enjoys an aspect to the front over Congleton Golf Course, and to the rear garden, you'll enjoy glimpses of the iconic Congleton Edge. Such a lovely spot!

It benefits from its own private driveway, both in front of the property and to the side which then leads up to the garage. The property has been lovingly updated and tirelessly worked on by the vendors over the past few years and has a real feel of a cosy, homely vibe, evident as soon as you walk through the door.

The main side entrance delivers you to the light filled vestibule with large velux roof light. From here you can access the rear garden through French doors, the third bedroom/office and the main reception areas, and has the stairs to the first floor. The dining kitchen is fitted with modern stylish units and is spacious enough to take a decent sized dining table, with a discreet understairs area which neatly fits in the washing machine. A large squared off opening leads into the generous sitting room, natural light filled due to its two large picture windows and high ceilings and features an attractive exposed brick feature fireplace.

The landing at first floor provides access to the roof space. Both bedrooms are doubles with the rear being an exceptional size. Completing the accommodation is



the modern bathroom fitted with a luxury crisp white suite, with shower over the bath.

Outside to the rear, are the south facing gardens, with extended lawn areas and patio, and it is from here you can enjoy glimpses towards Congleton Edge. To the front is a parking space directly outside the property, with its own private driveway continuing up the side and terminating at the GARAGE.

Situated within an area of natural beauty, with easy to reach gentle walks along the tree lined Biddulph Valley disused railway line and Macclesfield Canal, and practically at the base of Congleton Edge, where lovely walks can be enjoyed and amazing far reaching countryside views found. Close by there are quite a number of well-regarded local hostelries, such as The Queens Head Hotel, The Railway Inn, all of which are child and dog friendly and offer a surprisingly wide range of good quality food.

Literally within 15 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers and post office, plus the latest edition....The Wonky Pear...a bespoke micro bar, hostelry....with a lovely eclectic relaxed atmosphere.

School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus before and after schools and a day nursery are within easy reach too. Practically, the property is close to the bustling town centre of Congleton.



For the commuter, access to the nearby Northwest motorway network is easily available at Junction 17 or 18 of the M6 motorway. It is also practically located for the town's railway station which offers links to national rail networks with frequent connections to London Euston and Manchester Piccadilly. Manchester International Airport is also easily accessible.

The accommodation briefly comprises:
(all dimensions are approximate)

MAIN SIDE ENTRANCE : Composite panelled and double glazed door to:

RECEPTION HALL : Velux roof light. Light oak effect floor. PVCu double glazed French doors to outside rear. Stairs to first floor.

BEDROOM 3/OFFICE 14' 3" x 5' 9" (4.34m x 1.75m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Single panel central heating radiator. Recessed store area. Light oak effect floor.

DINING KITCHEN 13' 6" x 10' 1" (4.11m x 3.07m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Range of matt finished contemporary style base units with marble effect preparation surfaces over with composite 1.5 sink unit inset. Built in 4 ring induction hob with extractor hood over. Built in fan assisted electric oven/grill. Glass fronted eye level display cupboards with lighting. Integrated fridge and freezer. Recessed understairs pantry area with space and plumbing for washing machine. Light oak effect floor.

SITTING ROOM 14' 0" x 13' 0" (4.26m x 3.96m): Two large PVCu double glazed picture windows to front aspect. Coving to ceiling. Feature panelling to one wall. Exposed brick feature fireplace with ornate carved fire surround. Two double fitted sideboards. 13 Amp power points. Light oak effect floor.

First Floor :

LANDING : Access to roof space. Doors to bathroom and both bedrooms.

BEDROOM 1 REAR 13' 9" x 10' 7" (4.19m x 3.22m): Two PVCu double glazed windows to rear aspect. A range of built in wardrobes. Double panel central heating radiator. 13 Amp power points. Feature balustrade over stairs.



BEDROOM 2 FRONT 14' 0" x 7' 9" (4.26m x 2.36m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 10' 7" x 5' 1" (3.22m x 1.55m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising: Low level W.C., panelled bath with matt black effect bath mixer and matching thermostatically controlled mains fed shower and glass shower screen. Ceramic wash hand basin with double cupboard below. Matt black contemporary style wall mounted radiator.

Outside :

FRONT : Golden shale parking space. Driveway which continues from the front, down the side and terminates at the garage.

REAR : Small courtyard area with steps up to the main garden. A central path leads through to the bottom of the garden with lawns either side all of which extends to approx. 60' in length, with fruit trees and a back drop towards Congleton Edge.

GARAGE 14' 10" x 9' 9" (4.52m x 2.97m) internal measurements: Electronically operated up and over door. Power and light.

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

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

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3LS

