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8 Lenthall Avenue

Mossley, Congleton, Cheshire CW12 3BE

Selling Price: £220,000

- THREE BEDROOM SEMI DETACHED PERIOD PROPERTY
- OPEN PLAN LIVING DINING KITCHEN
- TRADITIONAL FEATURES: MINTON TILED FLOORS, DEEP SKIRTING & HIGH CEILINGS
- PRIVATE DRIVEWAY PROVIDING PARKING FOR TWO CARS
- ENCLOSED REAR LAWNED GARDEN & WORKSHOP
- SOUGHT AFTER MOSSLEY LOCATION
- NO ONWARD CHAIN

NO ONWARD CHAIN

A PERIOD HOME WITH A MODERN DAY SPIN!! Lovely traditional features, Minton tiled floors, deep skirting and high ceilings combined with modern day desires, such as the sought after open living dining kitchen.

This home has in recent years been subjected to a programme of refurbishment which the current vendors have thoroughly enjoyed, and with some regret are now moving on to a larger home to accommodate their growing family.

Reception hall, cloakroom, separate front lounge, large open plan living dining kitchen with utility off. Three bedrooms and modern family bathroom. Full PVCu double glazing and gas central heating. Private DRIVEWAY for two cars. Enclosed lawned gardens with Indian stone patio and a substantial block built garden store/workshop/home office.

A wonderful position in Mossley, one of Congleton's most desirable locations. Cheshire's countryside is immediately on its doorstep, and literally within 10 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 just opened 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 day nursery are within easy reach too.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

The accommodation briefly comprises
(all dimensions are approximate)

HALLWAY : Original Minton tiled flooring. Understairs storage. Two period style radiators. Stairs to first floor.

CLOAKROOM : Suite comprising: low level w.c. and wash hand basin. Tiled splashbacks. Single panel central heating radiator. Extractor fan.

LOUNGE 13' 9" x 13' 1" (4.19m x 3.98m): Original quarry tiled flooring. Slate hearth. PVCu double glazed window to front aspect. Radiator. BT telephone point (subject to BT approval). 13 Amp power points. SKY aerial point.

FAMILY DINING KITCHEN 18' 5" x 17' 0" (5.61m x 5.18m) overall:

Kitchen Area 13' 0" x 8' 8" (3.96m x 2.64m): Modern fitted kitchen with a range of wall, base and drawer units with solid oak working surface over. One and a half bowl sink and drainer unit. Built in electric oven and 4 ring gas hob with extractor fan over.

Integrated dishwasher. Solid oak flooring with underfloor heating.

Living/Dining Area 18' 5" x 7' 3" (5.61m x 2.21m): Two Velux roof lights. 13 Amp power points. Natural oak floor with underfloor heating. Two sets of PVCu double glazed French doors opening into the rear garden.

UTILITY 6' 1" x 5' 10" (1.85m x 1.78m): Space and plumbing for washing machine. Vent for tumble dryer. Modern Vaillant combination gas central heating boiler.

First Floor :

LANDING : Double glazed window. Loft access.

BEDROOM 1 FRONT 12' 0" x 10' 8" (3.65m x 3.25m): Double glazed window to front aspect. Period style radiator. 13 Amp power points. Feature cast iron fireplace.

BEDROOM 2 REAR 11' 3" x 10' 2" (3.43m x 3.10m): Double glazed window to rear aspect. Period style radiator. 13 Amp power points.

BEDROOM 3 FRONT 7' 4" x 6' 3" (2.23m x 1.90m): Double glazed window to front aspect. Period style radiator. 13 Amp power points.

BATHROOM 8' 5" x 5' 7" (2.56m x 1.70m): Opaque PVCu double glazed window to rear aspect. Modern white bathroom suite comprising: low level w.c., wash hand basin with vanity unit and L shaped bath with glass screen with mixer shower over. Walnut effect floor.

Outside :

FRONT : Stone gravelled driveway with hedgerow borders and secure gates to the rear.

REAR : Stone patio and lawn with raised borders. Log store.

LARGE WORKSHOP/SHED 13' 0" x 6' 4" (3.96m x 1.93m) widening to 7ft 6in: Power and light. Water tap.

TENURE : Freehold (subject to solicitors 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

EPC LINK: <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9878-4095-7268-1335-7914>

TAX BAND: C

DIRECTIONS: From Congleton town centre, turn right opposite the Town Hall into Canal Street. Proceed along Canal Street up the hill, turn right after passing the Londis convenience store into Astbury Lane Ends and then take the second left into Lenthall Avenue where the property will be found on the left hand side clearly identified by our For Sale board.

