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Eastfield

Bida Lane, Mossley,
Congleton, Cheshire CW12 3LJ

Offers in Excess of £350,000

- FULLY RESTORED EDWARDIAN TOWN HOUSE IN THE HEART OF MOSSLEY
- THREE DOUBLE BEDROOMS, TWO BATHROOMS
- DUAL ASPECT TO THROUGH SITTING ROOM/LIVING ROOM
- BESPOKE BASEMENT DINING KITCHEN
- LARGE DETACHED GARAGE WITH REAR WORKSHOP
- PRIVATE DRIVEWAY
- SOUTH FACING MATURE LANDSCAPED GARDENS
- HIGHLY DESIRABLE MOSSLEY LOCALITY

FOR SALE BY PRIVATE TREATY (Subject to contract)

****A STUNNINGLY ELEGANT EDWARDIAN TOWN HOUSE LAID OVER THREE FLOORS LOCATED IN THE HEART OF THE CHARMING MOSSLEY AREA****

****EXQUISITE PERIOD FEATURES - MINTON TILED FLOOR - ORIGINAL COVING - HIGH CEILINGS - DEEP SKIRTINGS - WIDE SHALLOW RISE STAIRCASE - SAFELY ENCLOSED GARDENS - DRIVEWAY AND LARGE DETACHED GARAGE****

This handsome Edwardian home is positioned on arguably one of the best residential addresses in Congleton. It’s a home which has been lovingly restored, and continuously and meticulously maintained. You will be hard pressed to find a family sized home, located in a prime area with such an array of conveniences laid out on it’s doorstep.

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 recently 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.

THREE DOUBLE bedrooms, dual aspect through sitting room/living room, bespoke basement dining kitchen, TWO BATHROOMS. Private driveway providing off-road parking AND detached garage with workshop area. SOUTH FACING mature landscaped gardens. Plus there is also unrestricted on street parking to the front.

Nothing short of the 'wow' factor is immediately evident within a few seconds of entering this delightful family home. It has been lovingly and tastefully renovated and extended transforming it from being a traditional home to now an "exceptional" traditional home, which although



offering a magnitude of extended accommodation, still retains a warm homely feel.

Set back from Bida Lane behind mature hedgerow, the stone flag courtyard with matching steps leads to the front entrance. The impressive wood panelled front door, closes with a satisfying 'clunk' and leads into the generous reception hall with attractive Minton tiled floor, and shallow rise staircase to the first floor. The main reception room spans the full length of the property; originally two rooms which now offers one huge living room with an aspect to the front and to the rear overlooking the gardens. The inner vestibule is provided with a separate cloakroom, with stairs leading down to the basement dining kitchen. This is an amazing social dining space with the dining area having French doors opening directly into the rear gardens.

The first floor is accessed via a splendid return staircase to the landing with a staircase continuing up to the second floor. The two first floor double bedrooms are both generous proportions, one found to the front and the other to the rear, with these bedrooms served by their own bathroom. The second floor offers the superb master bedroom with great views over the gardens, and has plenty of storage facilities and is complemented with a full ensuite bathroom.

As befits a property of distinction are the safely enclosed gardens which are predominantly laid to lawn with raised borders formed with railway sleepers, and adjacent to the rear of the property is a seating area laid with Indian stone ideal for alfresco entertaining. To the rear of the garden is gated access to the driveway (accessed from Biddulph Road) which terminates at the DETACHED BRICK BUILT GARAGE with remote roller shutter door and small workshop are to the rear.



All in all this is an extremely desirable property in a highly respected area and so now, all that is left to do is for you to arrange an appointment to view.....call us, we’d love to help you!!

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Original timber panelled front door with glazed upper panels to:

RECEPTION HALL 20' 3" x 5' 6" (6.17m x 1.68m): Deep skirting. Double panel central heating radiator. Attractive Minton tiled floor. Stairs to first floor with turned spindled balustrade, oak hand rail and newel post.

DUAL ASPECT SITTING/LIVING ROOM 26' 4" x 11' 10" (8.02m x 3.60m) Overall:

Sitting Room 12' 0" x 12' 0" (3.65m x 3.65m): Two timber framed sash windows to front aspect. Ornate coving to ceiling. Single panel central heating radiator. 13 Amp power points. Deep skirting. Feature fireplace with oak mantel. Large squared off opening to:

Living Room 14' 0" x 11' 10" (4.26m x 3.60m): Two timber framed windows to rear aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Attractive quarry tiled floor.

INNER VESTIBULE : Timber framed window to rear aspect. Stairs down to basement dining kitchen.

SEPARATE W.C. : White suite comprising: low level w.c. and ceramic wash hand basin. Single panel central heating radiator.

BASEMENT DINING KITCHEN 26' 4" x 11' 10" (8.02m x 3.60m) Overall:

Kitchen area 11' 0" x 11' 0" (3.35m x 3.35m): PVCu double glazed window to front aspect. Low voltage downlighters inset. Modern cream fronted shaker style eye level and base units having natural wood preparation surfaces over with ceramic one and a half sink bowl unit inset with chrome mixer tap. Space for range cooker with Siemens stainless steel extractor hood over. Space and plumbing for washing machine and tumble dryer. Integrated dishwasher. Cupboard housing Main gas central heating boiler. Slate effect floor tiles. Squared off opening to:

Dining area 13' 4" x 10' 11" (4.06m x 3.32m): Four wall light points. Double panel central heating radiator. 13 Amp power points. Slate effect floor tiles. PVCu double glazed French doors opening into the rear gardens.

First floor : Turned spindled balustrade with oak hand rail. Timber framed window to rear aspect at half height.

MAIN LANDING : Stairs to second floor with PVCu double glazed window to rear aspect.

BEDROOM 2 REAR 14' 0" x 12' 0" (4.26m x 3.65m): Two timber framed windows to rear aspect. Double panel central heating radiator. 13 Amp power points. Deep skirting.



BEDROOM 3 FRONT 12' 0" x 11' 10" (3.65m x 3.60m): Two timber framed sealed unit double glazed sash windows to front aspect. Ornate coving to ceiling. Double panel central heating radiator. 13 Amp power points. Deep skirting.

BATHROOM 8' 1" x 5' 4" (2.46m x 1.62m): Timber framed sealed unit double glazed sash window to front aspect. Low voltage downlighters inset. Single panel central heating radiator. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with shower screen and thermostatically controlled shower over. Single panel central heating radiator. Ceramic tiled floor.

Second Floor :

BEDROOM 1 17' 8" x 10' 6" (5.38m x 3.20m): PVCu double glazed dormer style window to rear aspect. Velux roof light. Single panel central heating radiator. 13 Amp power points. Oak sliding wardrobe doors with under eaves storage. Cupboard housing pressurised hot water cylinder.

EN SUITE BATHROOM 5' 5" x 5' 4" (1.65m x 1.62m): Velux roof light. Low voltage downlighters inset. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with glass shower screen and thermostatically controlled mains fed shower. White matt finished tiles to splashbacks.

Outside :

FRONT : A wrought iron gate from Bida Lane leads to the deep paved forecourt, with privet hedging to the front boundary and stone flag steps to front door.

REAR : Adjacent to the rear of the property is an Indian stone paved terrace ideal for alfresco entertaining with dwarf walls creating flower beds and steps up to the main gardens, laid predominantly to lawn and with deep flower borders formed with oak railway sleepers, all encompassed with mature boundary hedgerow. A pathway to the rear provides gated access to the driveway accessed from Biddulph Road which terminates at the detached garage.

DETACHED GARAGE 17' 2" x 10' 6" (5.23m x 3.20m) Internal Measurements: Electric roller shutter door. Power and light. Doorway to store room 15ft 6in x 6ft 4in (max).

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

TENURE : Freehold (subject to solicitors' verification).

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: From our offices proceed along West Street taking the first right onto Antrobus Street and then left onto Mill Street. At the roundabout take the third exit onto Mountbatten Way and proceed to the end of the dual carriageway and take second exit off roundabout onto Park Lane. Continue to the top of Park Lane and over the railway bridge onto Biddulph Road and take the fourth turn on the right just before the traffic lights onto Bida Lane where the property will be clearly indicated by our 'For Sale' board.

