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36 Boundary Lane

Mossley, Congleton,
Cheshire CW12 3HZ

Selling Price: £450,000

- TASTEFULLY RENOVATED & EXTENDED PERIOD FAMILY RESIDENCE
- 4 BEDROOMS, 2 RECEPTION ROOMS
- MODERN BESPOKE LIVING DINING KITCHEN
- LUXURIOUS FAMILY BATHROOM, SEPARATE SHOWER & ADDITIONAL SHOWER ROOM
- ATTACHED TANDEM GARAGE & PRIVATE DRIVEWAY
- HUGE SOUTH FACING MATURE LANDSCAPED GARDENS EXTENDING TO APPROX 100 FT
- HIGHLY REGARDED MOSSLEY LOCALITY

FOR SALE BY PRIVATE TREATY (Subject to contract)

****A BEAUTIFUL HOME YOU'LL ADORE - FULLY RENOVATED RETAINING ITS PERIOD CHARM WITH MAGNIFICENT MODERN DAY COMFORTS****

This handsome post Edwardian house 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 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 openend 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.

Four bedrooms, two reception rooms, modern bespoke living dining kitchen, luxurious family bathroom with separate shower, additional shower room. Attached tandem garage with private driveway providing off-road parking. Huge SOUTH FACING mature landscaped gardens extending to approx. 100ft.

36 Boundary Lane, provides a rare combination of period grandeur and modern comfort, a great recipe for stylish family living. The property itself is charming with interesting and attractive architectural elevations, swooping roof changes, beautiful leaded and glazed windows, high ceilings, deep skirtings and open fireplace. 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.

Attention to detail has been carefully undertaken and consideration has been made not to lose the soul of this home by cleverly expanding its already generous proportions to create, we feel, a most amazing and commendable conversion and refurbishment one has seen for many years.



Set back from Boundary Lane behind mature hedgerow, the front offers a simple cobbled driveway. A beautiful canopied storm porch opens into the reception hall with staircase off. The sitting room features a living flame gas fire, original sash bay window and French door which opens into the rear gardens. The formal dining room is blessed with an open coal fireplace, a lovely cosy reception room, which enjoys an aspect to the front.

The living dining kitchen, is a truly special space fitted with modern high gloss handleless units, striking Corian preparation surfaces, and an array of bespoke appliances, with a central island with sink unit inset incorporated and breakfast bar with seating for two.

The first floor is accessed via a splendid staircase to the first floor galleried landing which leads to each of the four bedrooms, all contrasting in shapes, sizes and orientation, and all well proportioned. The family bathroom is luxurious and very large, fitted with a crisp white suite, and separate shower, all of which is finished with attractive polished stone tiles. There is also the distinct advantage of there being a second shower room, which is brilliant as it caters for the ever growing family, so no more queuing in the morning.

As befits a property of distinction are the lovely SOUTH FACING gardens which extend to approximately 100ft in length. Adjacent to the rear of the property is a seating area laid with Macclesfield stone flags with pine fencing and gate opening to a large expanse of paved terrace ideal for alfresco entertaining. Rendered outside garden store and wood store. Beyond the terrace is the formal garden which extends to approximately 100 ft in length, beautifully landscaped with winding block paved pathways, shaped lawns and well stocked flower borders. A gate with trellis to each side leads to a further garden with lawns, patio and pathways. The final section of the garden provides an area for a vegetable plot, space for a greenhouse and potting shed. To the front the freshly laid cobble driveway provides parking and there is an ATTACHED TANDEM GARAGE.

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)

FRONT ENTRANCE : Wood panelled front door with glazed centre panel.

ENTRANCE HALL : Plate rail. Double panel central heating radiator. 13 Amp power points. Oak effect Karndean flooring. Understairs store cupboard. Turned and spindled balustrade to staircase to first floor. PVCu double glazed window with inset lead effect to rear aspect.

LOUNGE 17' 5" x 13' 0" (5.30m x 3.96m) to bay: Timber framed sash bay window to front aspect with inset lead effect. Coving to ceiling. Plate rail. Deep skirting. Double panel central heating radiator. 13 Amp power points. Television aerial point. Living flame coal effect gas fire set on marble hearth and back with Adams style fire surround. PVCu double glazed French doors with inset lead effect and matching side panels opening to the rear garden.

DINING ROOM/SNUG 13' 10" x 12' 5" (4.21m x 3.78m): Timber framed sash window with inset lead effect to front aspect. Single panel central heating radiator. 13 Amp power points. Real open coal fireplace with dog grate, quarry tiled hearth, brick back and oak surround. BT telephone point.

LIVING DINING KITCHEN 17' 7" x 13' 7" (5.36m x 4.14m): PVCu double glazed window with inset lead effect to rear and side aspects. Low voltage downlighters inset. Extensive range of high-gloss fronted eye level and base units in cream with polished Corian preparation surfaces over with Neff 4-ring induction hob with 'Elica' contoured retro style extractor hood over with glass splashback. Built-in 'Kitchen Aid' stainless steel electric fan assisted oven and grill with matching combination microwave over. Cupboard housing space and plumbing for dishwasher and washing machine. Central island with Corian preparation surfaces with preformed drainer and inset one and a half bowl sink unit inset with chrome mixer tap. Storage cupboard beneath with breakfast bar providing seating for up to 4. Double panel central heating radiator. 13 Amp power points. Oak effect floor. PVCu double glazed french doors to rear garden. High security panelled personal door to side. aspect.

FIRST FLOOR :

GALLERIED LANDING 14' 5" x 6' 0" (4.39m x 1.83m): Turned and spindled balustrade. Timber framed sash window with inset lead effect to front aspect. Picture rail.

BEDROOM 1 FRONT 14' 0" x 12' 7" (4.26m x 3.83m): Timber framed sash window with inset lead effect to front aspect. Coving to ceiling. Double panel central heating radiator. Panelling to half height. 13 Amp power points.

INNER LANDING : PVCu double glazed window with inset lead effect to rear aspect. Single panel central heating radiator. Dado rail. Coving to ceiling.

BEDROOM 2 FRONT 11' 1" x 11' 1" (3.38m x 3.38m) to wardrobes: Timber framed sash window with inset lead effect to front aspect. Timber framed window to side aspect. Double panel central heating radiator. 13 Amp power points. Range of built-in wardrobes to one wall comprising 3 double wardrobes and 3 double overhead store cupboards.

BEDROOM 3 REAR 9' 7" x 8' 6" (2.92m x 2.59m): PVCu double glazed windows to rear and side aspect. Coving to ceiling. 13 Amp power points. Double panel central heating radiator. Tongue and groove panelling to half height.



BEDROOM 4 FRONT 9' 9" x 9' 5" (2.97m x 2.87m) maximum: PVCu double glazed window with inset lead effect to front aspect. Single panel central heating radiator. 13 Amp power points.

FAMILY BATHROOM 9' 2" x 7' 5" (2.79m x 2.26m): PVCu double glazed window to side aspect. Contemporary white suite comprising low level W.C., wall hung resin wash hand basin with chrome waterfall mixer tap with vanity lit mirror above. Shaped panelled bath with chrome mixer shower attachment. Shower enclosure with glazed door housing a thermostatically controlled mains fed shower with rainhead shower plate and separate shower attachment. Polished stone effect tiles to splashbacks and matching floor tiles. Chrome centrally heated towel radiator. Large airing cupboard housing a lagged hot water cylinder and slatted shelves.

SEPARATE SHOWER ROOM 6' 4" x 5' 2" (1.93m x 1.57m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern white suite comprising low level W.C., pedestal wash hand basin and separate shower cubicle with glass screen and door housing a Triton electric shower. White marble effect shower boarding. Tongue and groove panelled to half height. Single panel central heating radiator.

ATTACHED INTEGRAL TANDEM GARAGE : Electrically operated up and over door. PVCu double glazed window to dual aspect. Worcester gas central heating boiler. Power and light. Double timber doors to rear.

Outside :

FRONT : Cobbled path to the front door. Decorative stone laid to flower borders to the forecourt area and privet hedge to the front boundary. There is a separate cobbled driveway for one car.

REAR : Adjacent to the rear of the property is a seating area laid with Macclesfield stone flags with pine fencing and gate opening to a large expanse of paved terrace ideal for alfresco entertaining. Rendered outside garden store and wood store. Beyond the terrace is the formal garden which extends to approximately 100 ft in length, beautifully landscaped with winding block paved pathways, shaped lawns and well stocked flower borders. A gate with trellis to each side leads to a further garden with lawns, patio and pathways. The final section of the garden provides an area for a vegetable plot, space for a greenhouse and potting shed.

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

TENURE : Freehold (subject to solicitors verification)

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

LOCAL AUTHORITY: Cheshire East **TAX BAND:** F

EPC LINK : <https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/2204-3005-3204-6489-6204>

DIRECTIONS: Opposite the town hall turn right into Canal Street which in turn becomes Canal Road. Proceed up Canal Road for approximately half a mile and pass over the railway bridge taking the third right into Boundary Lane where the property will be found approximately half way down on the right hand side.

