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**6 Doreen Avenue**  
Congleton, Cheshire CW12 3JE

**Selling Price: Offers in Excess of £300,000**

- EXQUISITELY REMODELLED & EXTENDED PERIOD HOME
- FASHIONABLE OPEN PLAN LIVING/DINING KITCHEN
- THREE BEDROOMS
- TWO BATHROOMS
- DOUBLE WIDTH DRIVEWAY
- LANDSCAPED GARDENS
- CUL-DE-SAC POSITION IN SOUGHT AFTER MOSSLEY AREA

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YOU WILL NEED TO BE AN EARLY BIRD TO CATCH THIS SUPER SPECIAL FAMILY HOME.....CALL US NOW TO BEAT THE RUSH!!

AN EXQUISITE 3 BED HOME WITH LARGE VAULTED OPEN PLAN KITCHEN EXTENSION. TRADITIONAL FEATURES COMBINED WITH CONTEMPORARY FINISHES. CUL DE SAC POSITION. LANDSCAPED GARDENS. DOUBLE WIDTH PRIVATE DRIVEWAY. PRIME MOSSLEY LOCALITY.

Reception hall, lounge with bay window and attractive gas fire, EXTENDED LIVING DINING KITCHEN. THREE bedrooms and TWO BATHROOMS. Private driveway for two cars. Full gas central heating and double glazing. Safely enclosed LANDSCAPED gardens with artificial grass and Indian stone patio.

Positioned in Mossley, one of Congleton's most desirable locations. Cheshire's countryside is immediately on its doorstep, yet the property is within 300m of local bus routes, and within the catchment of Mossley C of E Primary School which is only 400m away. 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 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.

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

**SIDE ENTRANCE** : Panelled front door with leaded and stained glass upper panel and matching side panels.

**ENTRANCE HALL** : Limestone tiled floor. Double panel central heating radiator. Stairs to first floor.

**SEPARATE W.C.** : Modern white suite comprising: low level W.C., ceramic wash hand basin with chrome mixer tap with cupboard beneath. Chrome centrally heated towel radiator. Limestone tiled floor. Understairs store cupboard with space for condensing tumble dryer.

**LOUNGE 14' 4" x 13' 6" (4.37m x 4.11m) to alcove & bay**: PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Cast iron polished fireplace having living flame coal effect gas fire set on granite hearth with Adams style fire surround. Natural oak effect floor.

**OPEN PLAN LIVING/DINING KITCHEN 23' 7" x 13' 5" (7.18m x 4.09m) overall measurements:**

**KITCHEN AREA 13' 5" x 10' 5" (4.09m x 3.17m)**: Low voltage downlighters inset. Range of hi-gloss base units in cream with natural oak preparation surface over with built-in 4 ring induction hob with black glass splashback and stainless steel extractor canopy over with built-in Siemens electric oven/grill below. Integrated Siemens dishwasher. Space for fridge/freezer. An oak peninsular with composite one and a half bowl sink unit inset

with mixer tap, forms a breakfast bar with seating for two. Stone effect tiles to splashbacks. Limestone tiled floor.

**LIVING DINING AREA 13' 1" x 11' 5" (3.98m x 3.48m)**: Vaulted ceiling with two velux roof lights and two PVCu double glazed windows to side aspect. Two double and single panel central heating radiators. Limestone tiled floor. PVCu double glazed bi-folding doors with glazed panels above opening into the rear garden.

**First Floor Landing** :

**BEDROOM 2 FRONT 12' 6" x 9' 0" (3.81m x 2.74m)**: PVCu double glazed window to front aspect. Picture rail. Double panel central heating radiator. 13 Amp power points. Deep recessed store cupboard.

**BEDROOM 3 FRONT 10' 0" x 8' 3" (3.05m x 2.51m)**: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Picture rail. Double cupboard housing Ideal Logic gas combi boiler.

**BATHROOM 7' 2" x 4' 9" (2.18m x 1.45m)**: PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level W.C., ceramic wash hand basin with chrome mixer tap with cupboard beneath. Tiled panelled bath with chrome mixer tap and Hans Gohe mains fed shower over with glass shower screen. Matt finished tiles to splashbacks. Chrome centrally heated towel radiator. Matt finished tiled floor.

**SECOND FLOOR TO BEDROOM 1** : Galleried landing with velux roof light and deep over stairs store cupboard.

**BEDROOM 1 REAR 12' 2" x 7' 9" (3.71m x 2.36m)**: PVCu double glazed window to rear aspect fitted with plantation shutters. Single panel central heating radiator. Built-in double wardrobe with mirrored sliding doors. 13 Amp power points.

**EN SUITE SHOWER ROOM 5' 7" x 5' 6" (1.70m x 1.68m)**: Low voltage downlighters inset. Modern white suite comprising: low level W.C., wash hand basin with chrome mixer tap and cupboard below. Chrome centrally heated towel radiator. Separate and

enclosed shower cubicle housing mains fed shower with glass screen door.

**OUTSIDE** :

**FRONT** : Gravel laid double width driveway for two cars.

**REAR** : Adjacent to the rear of the property is an Indian stone paved terrace offering generous space for alfresco dining and entertaining, steps then lead down to an area of artificial lawn with deep flower beds and raised corner terrace laid with slate chippings ideal for a quiet seating area. Space for timber garden shed. Cold water tap. Secure gated access to the front.

**TENURE** : Freehold (subject to solicitors verification).

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: B

**DIRECTIONS**: SATNAV: CW12 3JE

