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148 Biddulph Road
Congleton, Cheshire CW12 3LY

Selling Price: Offers in Excess of £280,000

- TWO BED DETACHED BUNGALOW
- KITCHEN WITH DINING ROOM OFF
- MODERN WET ROOM
- DETACHED SINGLE GARAGE TO REAR
- REAR ENCLOSED BLOCK PAVED DRIVEWAY FOR 2/3 VEHICLES
- PLUS OUTSIDE TERRACE AREA TO REAR
- SOUGHT AFTER MOSSLEY LOCATION
- NO CHAIN

****NO ONWARD CHAIN****

****WATCH OUR FANTASTIC 360 ONLINE VIRTUAL TOUR****

Positioned proudly in the enviable Mossley locality this detached 2 bedroom bungalow is sure to create a stir.

Congleton Golf Course, is across the road to the front and behind is Boundary Lane, where it meets Congleton Edge Road, where beautiful countryside walks allow you to capture some awesome views over the Cheshire Plain. Such a lovely spot!

Arriving at the property you'll find to the rear an enclosed block paved driveway with space available for 2/3 vehicles, and which extends to allow an area of outside terrace space ideal for alfresco dining. Attached to the rear of the property is a good sized brick built single GARAGE. Pathways run to both sides of the property, which lead you to the front low maintenance gardens. The bungalow itself, is perfectly liveable and has been updated in recent years with gas central heating via a modern combination boiler and all windows are PVCu double glazed.

On entering, the front entrance opens into the central hallway with doorways to most rooms. The lounge to the front has a walk in bay window and french doors into the rear which suits as the

second bedroom or sun lounge. To the front of the property is the modern fitted out kitchen, with a large squared off opening into the dining room. The main bedroom is found to the rear, a generous sized double, complete with fitted wardrobes and finally is the modern WET ROOM.

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. Mossley C of E Primary School is found close by, as are quite a number of well regarded local hostelrys, such as The Queens Head Hotel, The Railway Inn and The Castle Inn, all of which are child and dog friendly and offer a surprisingly wide range of good quality food. Close by 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 Wonky Pear...a micro bar, hostelry....with a lovely eclectic relaxed atmosphere. 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)

COVERED ENTRANCE : Tiled step. PVCu entrance door leading to:

HALL 21' 9" x 6' 0" (6.62m x 1.83m) maximum: Coving to ceiling. Low voltage downlighters. Single panel central heating radiator. Meter cupboard. Cupboard with slatted shelves. Wood effect floor as laid. PVCu double glazed door to rear porch.

COVERED REAR PORCH : Quarry tiled floor. Hardwood entrance door with leaded effect glazed panel to rear.

LOUNGE 16' 10" x 13' 7" (5.13m x 4.14m) maximum measurements to bay: PVCu double glazed walk-in bay window to front aspect. Coving to ceiling. Living flame electric fire with feature wooden surround and granite effect back and hearth. Double panel central heating radiator. 13 Amp power points. Double doors with lead effect glazed panels opening to:

BEDROOM 2 11' 6" x 11' 4" (3.50m x 3.45m): Coving to ceiling. 13 Amp power points. Wall mounted space saver radiator. PVCu double glazed french doors with matching side panels opening into the rear courtyard.

KITCHEN 10' 6" x 9' 9" (3.20m x 2.97m): PVCu double glazed window to side aspect. Range of contemporary style cream fronted hi-gloss eye level and base units having black granite effect preparation surfaces over and matching splashbacks with stainless steel one and a half bowl sink unit inset. Built-in stainless steel electric oven. Under pelmet lighting. Space and plumbing for washing machine. Space and plumbing for slimline dishwasher. 13 Amp power points. Wood effect flooring as laid. Large squared off opening to:

DINING ROOM 11' 9" x 9' 4" (3.58m x 2.84m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Wood effect flooring as laid.

BEDROOM 1 SIDE 15' 2" x 11' 9" (4.62m x 3.58m): PVCu double glazed window to side aspect. Coving to ceiling. Extensive range of modern oak furniture comprising: three double and two single

wardrobes. Single panel central heating radiator. 13 Amp power points.

WET ROOM 7' 8" x 6' 0" (2.34m x 1.83m): Modern white suite comprising: modern low level W.C. with concealed cistern, wash hand basin set in marble effect vanity unit with cupboard below, and walk-in shower area housing a mains fed shower. Chrome centrally heated towel radiator. Access via a retractable ladder to roof space.

Outside :

FRONT : Pathway giving access to front entrance with pebble and slate laid area.

REAR : Paved patio seating area and extensive driveway for two to three vehicles. Security light. Path to side and front. Roller door giving access to Boundary Lane.

GARAGE 16' 6" x 9' 9" (5.03m x 2.97m) internal measurements: Brick built. Double doors. Power and light. Hot and cold water.

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: D

DIRECTIONS: SATNAV: CW12 3LY

