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## 100 Biddulph Road

Congleton, Cheshire CW12 3LY

Selling Price: Offers Over £550,000

- ELEGANT FIVE BEDROOM SEMI DETACHED PERIOD RESIDENCE
- SITTING ROOM, DINING ROOM & MORNING ROOM
- FAMILY BATHROOM & SEPARATE SHOWER ROOM
- FULL OF CHARACTER & ORIGINAL FEATURES
- PRIVATE, GENEROUS DRIVEWAY TO ACCOMMODATE NUMEROUS VEHICLES
- SOUTH FACING ENCLOSED GARDENS
- OPPOSITE CONGLETON GOLF CLUB, WALKING DISTANCE OF HIGH TOWN SHOPS & TRAIN STATION
- CATCHMENT OF MOSSLEY C OF E PRIMARY SCHOOL
- PRESTIGIOUS MOSSLEY LOCALITY

FOR SALE BY PRIVATE TREATY (Subject to contract)

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\*\*\*NO ONWARD CHAIN\*\*\*

AN ELEGANT FIVE BEDROOMED SEMI DETACHED PERIOD RESIDENCE WITH ACCOMMODATION LAID OVER THREE FLOORS, ENJOYING VIEWS ACROSS THE FAIRWAYS OF CONGLETON GOLF CLUB AND BEYOND TO THE ICONIC BOSLEY CLOUD. A HOME WE ARE SURE WILL PROVE DIFFICULT TO MATCH.....BOOK TO VIEW NOW.

Offering grandeur and modern comfort, a great recipe for stylish family living. Amongst its traditional features are its tall lofty ceilings, ornate coving, deep skirting boards, architraves and panelling, wide bay windows, fireplaces and large internal pine doors.

We consider this imposing house to be a fine example of the impressive properties to be found in the Biddulph Road, Mossley area.

To appreciate its many striking features an interior viewing is essential.

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 a day nursery are within easy reach too.

100 Biddulph Road is discreetly positioned, set behind tall foliage, hiding the generous driveway which provides ample parking for numerous vehicles, and continuing to the side and leads to the detached garage. As befits a property of distinction are the SOUTH FACING and lovely manageable gardens which extend to form a family friendly lawn and patio seating area, all of which is enclosed with mature boundary hedgerow.

The main entrance delivers you to the reception hall with high ceilings, deep skirtings and a truly magnificent shallow rise return



staircase leading to the first floor landing. The main front reception room with large bay window makes for a lovely natural light filled space, complete with multi fuel stove and natural pine floorboards. The opposite side of the hallway provides the family room with fireplace and pine floorboards. Adjacent to the kitchen is the dining room, a great light and airy space for the family to meet and eat together with a pleasant aspect over the rear gardens. The kitchen is a practical size with modern fitted units and completing the ground floor is the separate utility and wc. The first floor landing with staircase to the second floor, (let us not forget the accommodation being laid over three floors), leads to the master bedroom with lofty ceiling and large sash window. Bedroom two, to the rear is also a well proportioned double bedroom with an aspect over the rear garden, with the fourth and fifth double bedrooms found to the side aspect. Completing this floor is the family bathroom with a crisp white suite and a useful separate shower room. The top floor being particularly fun, with bedroom 3 sat within the gabled roof area, has sloping ceilings and offers tremendous views over Congleton Golf Club and beyond to the iconic 'Bosley Cloud'.

The top floor also provides an attic space which although unconverted would be ripe to do so. 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 : Timber panelled front door with leaded and stained glass upper panels with matching side panels.

RECEPTION HALL 21' 4" x 7' 11" (6.50m x 2.41m) : Timber framed sash window with inset lead effect to side aspect. Coving to ceiling. Dado rail. Radiator. Deep pine skirting. Limestone effect tiled floor with mosaic border tile. Stripped pine return staircase to first floor with pine panelling.

LOUNGE 18' 5" x 16' 3" (5.61m x 4.95m) : Timber framed sealed unit double glazed bay window to front aspect with matching sash window to side aspect. Coving to ceiling. Picture rail. Single panel and double panel central heating radiators. Deep skirting. Natural oak floorboards. Recessed fireplace with slate hearth and 'Tiger' cast iron multi fuel stove.



FAMILY ROOM 15' 7" x 13' 2" (4.75m x 4.01m) : Timber framed sealed unit double glazed sash window to side aspect. Coving to ceiling. Picture rail. Double panel central heating radiator. Deep skirting. Cast iron feature fireplace with tiled insert having living flame coal effect gas fire set on tiled hearth. Natural pine floorboards painted in grey.

DINING ROOM 15' 8" x 11' 3" (4.77m x 3.43m) : Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Limestone effect floor as laid. Door to deep recessed pantry cupboard. Multi glazed French doors to rear garden.

KITCHEN 12' 11" x 9' 11" (3.93m x 3.02m) : Coving to ceiling. Timber framed sealed unit double glazed sash window to dual aspects. Extensive range of natural maple effect eye level and base units having black granite effect preparation surface over with one and a half bowl sink unit inset. Built in stainless steel 4 ring gas hob with wide stainless steel extractor canopy hood over. Built in stainless steel double electric oven and grill.Built in combination microwave. Space and plumbing for washing machine and fridge. Double panel central heating radiator. Stone effect tiled floor.

UTILITY 8' 11" x 4' 3" (2.72m x 1.29m) : Timber framed window to side aspect. Space and plumbing for washing machine. Single panel central heating radiator. 13 Amp power points. Limestone tiled effect floor. Timber panelled and glazed door to outside rear.

CLOAKROOM : Timber framed sealed unit double glazed window to side aspect. White suite comprising: low level w.c. and corner wash hand basin. Single panel central heating radiator. Limestone tiled effect floor.

Wide shallow rise natural pine return staircase with turned spindled balustrade to :

First Floor : LANDING : Coving to ceiling. Two single panel central heating radiators. (Landing measuring 16ft in length). Stairs to second floor.

BEDROOM 1 FRONT 18' 4" x 16' 7" (5.58m x 5.05m) into bay : Timber framed sealed unit double glazed sash bay window to front aspect and matching window to side aspect. Picture rail. Two double panel central heating radiators. 13 Amp power points. Bleached oak effect floor.

BEDROOM 2 REAR 15' 7" x 10' 2" (4.75m x 3.10m) : Timber framed sealed unit double glazed sash bay window to rear aspect. Picture rail. Dado rail. Double panel central heating radiator. 13 Amp power points. Fitted airing cupboard housing lagged hot water cylinder and Ideal Logic gas central heating boiler.

BEDROOM 4 SIDE 11' 3" x 10' 2" (3.43m x 3.10m) : Timber framed sealed unit double glazed sash style window to side aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Oak effect floor as laid.



BEDROOM 5 FRONT 11' 1" x 7' 11" (3.38m x 2.41m) : Timber framed sealed unit double glazed sash window to front aspect. Coving to ceiling. Double panel central heating radiator. 13 Amp power points. Oak effect floor as laid.

FAMILY BATHROOM 9' 11" x 8' 5" (3.02m x 2.56m) : Timber framed sealed unit double glazed sash style window to rear aspect and window to side aspect. Low voltage downlighters inset. Coving to ceiling. Double panel central heating radiator. Centrally heated towel radiator. Modern white suite comprising: low level w.c., freestanding bath with telephone handset bath/shower mixer and pine dresser wash stand with Belfast sink atop. Tiled splashbacks.

SHOWER ROOM 6' 0" x 4' 6" (1.83m x 1.37m) : Timber framed sealed unit double glazed sash style window to side aspect. Low voltage downlighters inset. Pedestal wash hand basin. Walk in shower cubicle with glass screen housing a mains fed thermostatic shower. Chrome centrally heated towel radiator. White tiles to shower area.

Second Floor : LANDING 10' 5" x 8' 5" (3.17m x 2.56m) : Velux roof light. Door to walk in loft space.

LOFT SPACE 25' 2" x 12' 3" (7.66m x 3.73m) : Two Velux roof lights. Patrially boarded.

BEDROOM 3 18' 7" x 11' 5" (5.66m x 3.48m) : Some restricted headroom. Velux roof light. PVCu double glazed window to front aspect. Two double panel central heating radiators. 13 Amp power points.

Outside : FRONT : Cobbled driveway with parking for numerous vehicles, bound with mature hedgerow.

DETACHED CONCRETE SECTIONAL GARAGE 18' 0" x 10' 0" (5.48m x 3.05m) Internal Measurements : Up and over door.

REAR : Southerly facing rear gardens. Adjacent to the rear of the property is a cobble laid terrace ideal for alfresco entertaining beyond which are lawned gardens with deep well stocked flower borders.

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**.

TAX BAND: F LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: Proceed out of Congleton on the A527 (Biddulph Road) and upon reaching the traffic lights at Mossley crossroads continue straight across and proceed along Biddulph Road where number 100 will be found on the right hand side clearly identified by our 'For Sale' board.

