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39 Linksway
Mossley, Congleton,
Cheshire CW12 3BS

Selling Price: £585,000

- FABULOUS 4 BEDROOM DETACHED HOME WITH ANNEXE
- LUXURIOUS OPEN PLAN LIVING DINING KITCHEN
- LARGE LOUNGE WITH INGLENNOK FIREPLACE
- FAMILY BATHROOM & 2 ENSUITES
- DRIVEWAY PROVIDING PARKING FOR 4 VEHICLES
- PRIVATE REAR GARDEN WITH SUMMERHOUSE / OFFICE
- HIGHLY REGARDED MOSSLEY LOCATION

A fabulous, ready to move into detached home, which has been maintained to a high standard and extended to the rear to provide an annexe for dependant relatives.

We feel sure it will be difficult to match. Viewing is a must to appreciate a home of this distinction.

This rustic home is set back off the road behind a beech hedge with plenty of off-road parking.

The rear garden has been landscaped having Indian stone patio leading on to a lawn with central path leading down to a decking area and insulated summerhouse which doubles up as an office. The well-planted cottage garden which comes alive during the spring & summer months has a sunny aspect and well-maintained hedges to provide a degree of privacy.

Internally, the property has a lovely feel with hallway, cloakroom W.C., a large lounge with beams to the ceiling and Inglenook open fireplace, double doors to a sun room, and a fantastic living dining kitchen area with quality kitchen units and island, having timber and granite preparation surfaces, gas fired AGA and electric oven and ceramic hob. There is also a separate utility room.

At first floor level, there are three bedrooms, the master having dressing area and ensuite, and a family bathroom with separate shower.

Beyond the sun room is the annexe which comprises living kitchen, bedroom and ensuite.

The property is heated via gas central heating and under floor heating.

Linksway is a sought-after location which is in walking distance of the countryside, canal, schools and train station, and shops at Hightown. There are also a number of public houses within walking distance.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Front door to:

HALL : Stairs. Radiator. Doors to principal rooms. Door to:

CLOAKROOM W.C. : Opaque double glazed window. White low level W.C. and pedestal wash hand basin. Half tiled walls. Tiled floor.

LOUNGE 23' 7" x 15' 6" (7.18m x 4.72m) into Inglenook : Beams to ceiling. Bow window to front aspect. Feature Inglenook open fireplace. Two radiators. Door to kitchen. Double doors to sun room.

LIVING DINING KITCHEN 20' 6" x 17' 9" (6.24m x 5.41m) : Bi-folding doors to rear patio. Luxury fitted eye level and base units with island having timber and granite preparation surfaces. 1.5 sink bowl with mixer tap. Ceramic hob with oven below. Gas fired Aga cooker. Space for American style fridge/freezer. Integrated dishwasher, wine cooler and wicker basket drawers. Radiator. Under stairs cupboard.

UTILITY 4' 0" x 10' 3" (1.22m x 3.12m) : Opaque PVCu double glazed window to front. Enamel single drainer sink unit with mixer tap set in timber worktop with cupboard below. Space and

plumbing for a washing machine. Shelving and coat hanging area. Stable door to outside.

SUN ROOM 15' 4" x 6' 6" (4.67m x 1.98m) : Double glazed roof windows and door to patio. Door to Annexe.

Annexe :

LIVING KITCHEN 15' 2" x 14' 5" (4.62m x 4.39m) : Large PVCu double glazed sky light. PVCu double glazed French doors to patio. Matching fitted base and eye level units with stainless steel single drainer sink with mixer tap. Ceramic hob with oven below. Door to:

BEDROOM 15' 2" x 11' 0" (4.62m x 3.35m) : PVCu double glazed window. Door to:

ENSUITE : Set out as a wet room. PVCu double glazed opaque window. Wash hand basin set in vanity unit. Low level W.C. Glazed shower area. Heated towel rail. Fully tiled walls.

First Floor :

LANDING : PVCu double glazed window. Radiator. Access to roof space. Doors to principal rooms.

BEDROOM 1 FRONT 12' 0" x 9' 0" (3.65m x 2.74m) : PVCu double glazed window. Radiator. Arch to dressing area (6' 3" x 5' 0" max). Doorway to:

ENSUITE : PVCu double glazed opaque window. White suite comprising: Low level W.C., wash hand basin set in vanity unit and shower enclosure. Chrome heated towel radiator. Half tiled walls. Tiled floor.

BEDROOM 2 FRONT 11' 11" x 13' 10" (3.63m x 4.21m) : PVCu double glazed window. Fully fitted wardrobes and dressing table with drawers. Radiator.

BEDROOM 3 REAR 11' 11" x 7' 2" (3.63m x 2.18m) : PVCu double glazed window. Radiator.

BATHROOM : Velux roof light. White suite comprising: Wash hand basin and W.C. set in vanity unit and shower enclosure. Feature radiator. Fully tiled walls. Tiled floor. Door to airing cupboard housing hot water cylinder.

Outside :

FRONT : Gravel driveway with lawn and beech hedge to front.

REAR : Indian stone patio leading onto lawn with mature, well-maintained hedges, flower beds and path leading down to decking area. Shed.

SUMMERHOUSE/OFFICE 9' 5" x 11' 8" (2.87m x 3.55m) : Insulation to walls and roof. Power and internet facilities.

TENURE : Freehold (subject to solicitor's verification).

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

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3BS

EPC RATING C:

