



Energy performance certificate (EPC)

Current EPC Rating	C	Valid until	31 May 2034
Property type	Semi-detached house		
Total floor area	232 square metres		

Rules on letting this property

Minimum energy efficiency standard (MEES) for private rented properties from 1 April 2025

Energy rating and score

Score	Energy rating	Current	Potential
82+	A		
69-81	B		
55-68	C	70 C	73 C
39-54	D		
21-38	E		
1-20	F		
	G		

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.



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29 Cross Lane
Congleton, Cheshire CW12 3JX

Selling Price: £675,000

- STUNNING WELL PRESENTED EXTENDED SEMI DETACHED FAMILY HOME
- TWO RECEPTION ROOMS PLUS OFFICE
- LARGE SPACIOUS DINING KITCHEN
- FOUR DOUBLE BEDROOMS / TWO BATHROOMS
- LONG GATED DRIVEWAY & DETACHED DOUBLE GARAGE
- MATURE GARDENS TO FRONT & REAR
- SOUGHT AFTER MOSSLEY AREA
- NO CHAIN

Stunning Four-Bedroom Home in Mossley

Key Features:

- No onward chain
- Expertly extended and maintained
- Spacious and characterful layout
- Large social kitchen, lounge, office, family room, utility room, and guest cloakroom
- Four double bedrooms and two luxury bathrooms Gated driveway and detached double garage with potential for conversion
- Mature and private SOUTH FACING gardens Desirable location in Mossley

This beautifully presented four-bedroom home offers a spacious and luxurious lifestyle. The magnificent entrance hall sets the tone for the rest of the property, leading to three well-appointed reception rooms. The ground floor also features a large social kitchen, a separate utility room, and a guest cloakroom. Upstairs, the bright landing provides access to all four double bedrooms and two luxury bathrooms. Outside, the property boasts a gated driveway, a detached garage with potential for conversion, and mature, private SOUTH FACING gardens.

Enjoy the Best of Mossley Living:

Mossley is a highly sought-after village offering a range of amenities, including pubs, restaurants,

convenience stores, a train station, a primary school, and easy access to the countryside.

Don't miss this opportunity to own a truly exceptional home in Mossley.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Main oak side entrance door with opaque leaded double glazed side panel.

ENTRANCE HALL 24' 7" x 7' 6" (7.49m x 2.28m) : Two single panel central heating radiators. 13 Amp power points. Slate effect Karndean floor with electric under floor heating. Return stairs to first floor with turned spindled balustrade.

OFFICE 9' 0" x 8' 8" (2.74m x 2.64m) : Single panel central heating radiator. 13 Amp power points. PVCu double glazed French doors to rear garden.

LOUNGE 24' 2" x 11' 9" (7.36m x 3.58m) : Two PVCu double glazed walk-in bay windows. Picture rail. Two double panel central heating radiators. 13 Amp power points. Recessed fireplace with cast iron stove inset on slate hearth. Oak floor.

GUEST CLOAKROOM : PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C. with concealed cistern, wall mounted wash hand basin with drawers beneath. Worcester gas fired central heating boiler. Slate effect Karndean floor.

DINING KITCHEN 17' 0" x 12' 0" (5.18m x 3.65m) : Low voltage downlighters inset. Bespoke handcrafted shaker style kitchen having eye level and base units with natural granite preparation surfaces over with preformed drainer with stainless steel sink unit inset. Built-in stainless steel 4-ring gas hob with integrated extractor canopy. Built-in double electric oven and grill. Space and plumbing for dishwasher. Integrated fridge and freezer. 13 Amp power points. Double panel central heating radiator. Slate

effect Karndean floor. Deep recessed under stairs pantry. Large squared off opening to:

FAMILY ROOM 15' 1" x 12' 0" (4.59m x 3.65m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Feature fireplace. Slate effect Karndean floor.

UTILITY 8' 10" x 8' 0" (2.69m x 2.44m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. Granite preparation surface with Belfast sink inset with chrome mixer tap. Space and plumbing for washing machine and tumble dryer. Slate effect Karndean floor. Deep store cupboards. Composite panelled door to side.

First floor :

SPLIT LEVEL GALLERIED LANDING : Spindled balustrade. 13 Amp power points. Angular ceilings with velux roof lights.

BEDROOM 1 FRONT 19' 7" x 12' 7" (5.96m x 3.83m) : Dual aspect PVCu double glazed windows. Low voltage downlighters inset. Extensive range of beech fitted bedroom furniture of various wardrobes and drawers. Two single panel central heating radiators. Exposed pine floorboards. Access to roof space.

EN SUITE 12' 6" x 6' 2" (3.81m x 1.88m) : PVCu double glazed window to rear aspect. Modern white suite comprising: low level W.C., bidet, wash hand basin set in natural granite vanity unit with drawers and shelves beneath. Fully tiled walls. Enclosed corner shower cubicle housing mains fed shower. Chrome centrally heated towel radiator.

BEDROOM 2 FRONT 12' 7" x 10' 4" (3.83m x 3.15m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Picture rail. Built-in beech bedroom furniture of wardrobes, dressing table, drawers and shelves.

BEDROOM 3 FRONT 12' 1" x 10' 11" (3.68m x 3.32m) : PVCu double glazed window to front aspect. Single panel central

heating radiator. 13 Amp power points. Built-in bedroom furniture comprising: wardrobe, desk and drawers.

BEDROOM 4 REAR 10' 10" x 10' 6" (3.30m x 3.20m) to alcove : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Cupboards built-in to each alcove.

WET ROOM 10' 11" x 5' 5" (3.32m x 1.65m) : PVCu double glazed window to rear aspect. Modern white suite comprising low level W.C. with concealed cistern, wall hung wash hand basin with drawer beneath. Walk-in shower with glass screen and thermostatically controlled mains fed shower. Chrome centrally heated towel radiator. Grey textured wall and floor tiles.

Outside :

FRONT : Sweeping tarmac driveway providing parking for an abundance of vehicles with lawns to either side.

REAR : Extending from the rear of the property is an Indian stone paved terrace, fantastic as an excellent outside dining area and beyond which are extensive lawned gardens bound with mature hedgerow.

DETACHED GARAGE 29' 0" x 16' 2" (8.83m x 4.92m) internal measurement : Electric up and over door. Power and light. (Potential for conversion to self contained annexe - subject to necessary consents).

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**.

TAX BAND: D **LOCAL AUTHORITY**: Cheshire East Council

DIRECTIONS: SATNAV: CW12 3JX

