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156 Biddulph Road
Congleton, Cheshire CW12 3LS

Selling Price: £180,000

- TWO BEDROOM END OF TERRACE
- RECENTLY DECORATED & CARPETED THROUGHOUT
- KITCHEN WITH DINING AREA
- ENCLOSED REAR YARD
- POPULAR MOSSLEY AREA
- CLOSE TO LOCAL AMENITIES
- NO CHAIN

****NO CHAIN****

Timothy A Brown are delighted to be able to offer For Sale this end terrace property situated in the highly desirable Mossley area of Congleton enjoying views over Mossley Golf Course from the front bedroom window.

The recently decorated and carpeted accommodation briefly comprises: lounge with feature brick fireplace, kitchen, dining area, two bedrooms and bathroom.

Externally the property benefits further from an attractive courtyard style garden to the rear.

Literally on its doorstep 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, post office and two public houses, all within walking distance from this charming end terrace.

Located in High Town, with Cheshire's countryside on its doorstep, and with Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with the main railway station within walking distance providing links to national rail networks, and easily within the catchment of Mossley C of E Primary School.

The town of Congleton offers a vibrant nightlife, with a good selection of pubs, restaurants and fitness

centre whilst still having a variety of outdoor pursuits including scenic walks in the Peak District National Park. The town centre boasts a Marks & Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

To truly appreciate the property and the standard of accommodation on offer an internal inspection comes highly recommended.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Door to:

LOUNGE 3.58m (11ft 9in) x 3.43m (11ft 3in) into chimney breast recess: PVCu double glazed window to front aspect. Feature brick fireplace with slate hearth. Meter cupboard. Double panel central heating radiator. Four wall light points. BT telephone point (subject to BT approval). Television aerial point. 13 Amp power points. Door to:

KITCHEN 2.82m (9ft 3in) x 2.64m (8ft 8in) : Range of white fronted eye level and base units with beech effect preparation surfaces over having one and a half bowl Stainless Steel sink with mixer tap. Slot-in gas cooker. Space for slot-in fridge. Pine timber clad ceiling with six recess downlighters. Tiled to splashbacks. Door to understairs cupboard with power and light. Single panel central heating radiator. 13 Amp power points. Opening through to:

DINING AREA 3.17m (10ft 5in) x 1.9m (6ft 3in) : Single panel central heating radiator. Space and plumbing for washing machine. Wall mounted Worcester combination gas central heating boiler. Feature pine clad ceiling with Velux roof light window. 13 Amp power points. Double french doors to rear.

First floor :

LANDING : Doors to all rooms. Access to roof space.

BEDROOM 1 FRONT 3.58m (11ft 9in) max x 3.48m (11ft 5in) max: PVCu double glazed window to front aspect. Feature brick chimney breast. Double panel central heating radiator. BT telephone point (subject to BT approval). 13 Amp power points.

BEDROOM 2 REAR 2.62m (8ft 7in) x 1.98m (6ft 6in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Fitted cupboard.

BATHROOM : Four recessed downlighters. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath with mixer tap and mains fed shower unit and curved shower screen. Extractor fan. Chrome ladder style heated towel rail. Majority clad walls with large fitted mirror.

Outside :

FRONT : Brick wall with gate and hedge leading to frontage having flower bed and path to front door.

REAR : Enclosed yard with brick outhouse and gate.

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

TENURE : Freehold (Subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: A

DIRECTIONS: SATNAV: CW12 3LS

