



GROUND FLOOR

1ST FLOOR

Energy performance certificate (EPC)

Energy rating	C
Property type	Ground-floor maisonette
Total floor area	73 square metres

Rules on letting this property

Energy rating and score

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C	77.5	77.5
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Breakdown of property's energy performance



Disclaimer
Timothy A Brown er
guide. We have not
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id furnishings,

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk

Holly Lodge, Mossley Hall
Biddulph Road, Congleton, Cheshire CW12 3LZ

Selling Price: £300,000

- ELEGANT GRADE II LISTED PERIOD END MEWS
- SPACIOUS STUNNING RESIDENCE WITHIN GROUNDS OF MOSSLEY HALL
- MODERN KITCHEN & TRIPLE ASPECT LIVING ROOM
- RENEWED PERIOD STYLE BATHROOM
- TWO DOUBLE BEDROOMS
- COURTYARD PLUS EXTENSIVE PATIO, SECRET LAWN & TIMBER DECKED TERRACE
- PRIVATE DRIVEWAY PLUS SINGLE GARAGE
- HIGHLY REGARDED MOSSLEY AREA

****ELEGANT GRADE II LISTED PERIOD END MEWS****

Discover this exquisite Grade II listed period end mews nestled in the charming Mossley area, within the grounds of the historic Mossley Hall. With its stunning features, prime location, and spacious layout, this home offers a truly exceptional living experience.

****SASH WINDOWS - HIGH CEILINGS - DEEP SKIRTINGS – SURPRISINGLY LARGE GARDENS – DRIVEWAY SPACE AND SINGLE GARAGE****

This handsome period home is positioned on arguably one of the best residential addresses in Congleton.

It's a home which has been tastefully restored, and continuously maintained. You will be hard pressed to find such a desirable 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 Wonky Pear 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 day nursery are within easy reach too.

TWO DOUBLE bedrooms, triple aspect living room, modern fitted kitchen, renewed period style bathroom. Private driveway AND single garage. Rear courtyard, extensive paved patio with pergola and private discreet lawns with timber decked terrace.

This lovingly restored home has been transformed into a modern yet traditional living space. With its warm and inviting atmosphere, this property is sure to impress.

Don't miss this opportunity to own a truly exceptional home in one of Congleton's most desirable neighbourhoods.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Panelled door with glazed fanned light.

HALL 9' 0" x 4' 0" (2.74m x 1.22m) : Timber framed sealed unit double glazed window to front aspect. Oak floor.

KITCHEN 11' 8" x 9' 0" (3.55m x 2.74m) : Low voltage downlighters inset. Timber framed sealed unit double glazed window to rear aspect. Extensive range of wood grain effect eye level units with dimmable under pelmet lighting and base units with natural oak preparation surface over with 4-ring induction hob inset with stainless steel extractor hood over. Built-in double electric oven and grill. Integrated fridge and freezer. Space and plumbing for washing machine. Tiled floor. White metro tiles to

splashbacks. Timber framed sealed unit double glazed door to rear.

LIVING ROOM 16' 1" x 12' 10" (4.90m x 3.91m) : Triple aspect timber framed sealed unit double glazed sash windows. Low voltage downlighters inset. Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Oak floor.

First Floor :

LANDING : Timber framed sealed unit double glazed sash window to rear aspect. Single panel central heating radiator. Access to roof space.

BEDROOM 1 FRONT 16' 0" x 9' 0" (4.87m x 2.74m) : Dual aspect timber framed sealed unit double glazed sash windows to front and rear aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 13' 8" x 8' 4" (4.16m x 2.54m) plus door recess : Two timber framed sealed unit double glazed sash windows to front aspect. Double panel central heating radiator. 13 Amp power points. Over stairs storage.

BATHROOM 7' 5" x 6' 1" (2.26m x 1.85m) : Timber framed sealed unit double glazed sash window to front aspect. Low voltage downlighters inset. White suite comprising: low level W.C., ceramic wash hand basin with Victorian style chrome mixer tap with cupboard below. Reproduction roll top bath with ball and claw feet with glass shower screen and Victorian style thermostatically controlled mains fed shower. Metro tiles to splashbacks. Period style towel radiator. Black and white tiled floor.

Outside :

FRONT : Extensive block paved courtyard enclosed with mature hedgerow.

REAR : Adjacent to the rear of the property is a stone flag paved courtyard/driveway with gated access onto the shared driveway area. Door into garage. Steps up to extensive paved terrace with

illumination and timber pergola. Towards the rear of the garden there are steps leading down to a sunken lawned area with large corner timber decked terrace all of which is encompassed with raised brick flower borders and lapped fencing.

GARAGE 16' 0" x 9' 2" (4.87m x 2.79m) internal measurements : (End of 4 garages) Up and over door. Power and light. Personal door.

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

TENURE : Leasehold with a 20% share of the freehold. 999 years from 18/10/1996. Service charge: £62.60 per calendar month. Ground Rent: £5 per year.

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 3LZ

