

Timothy a brown

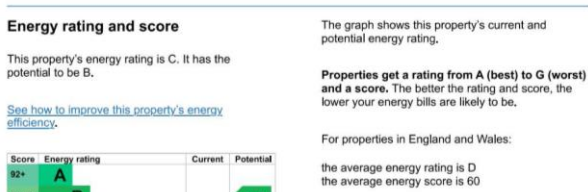


Energy performance certificate (EPC)			
58 Leek Road CONGLETON CW12 3HU	Energy rating C	Valid until:	8 January 2035
		Certificate number:	7635-9529-0400-0131-5206
Property type		Semi-detached house	
Total floor area		103 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).



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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Timothy a brown

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58 Leek Road,
Congleton, Cheshire CW12 3HU

Selling Price: £375,000

- STUNNING 1930's 3 BEDROOM SEMI-DETACHED HOME
- EXTENDED, REMODELLED & MODERNISED TO A HIGH STANDARD
- MODERN LIVING/DINING KITCHEN
- SEPARATE LOUNGE
- USEFUL UTILITY/OFFICE ROOM
- LUXURIOUS FAMILY BATHROOM
- DRIVEWAY WITH PARKING FOR SEVERAL CARS & SINGLE GARAGE
- PRIME MOSSLEY LOCATION

WHAT'S YOUR DREAM PERIOD PROPERTY - A PRETTY VICTORIAN, A GRAND GEORGIAN, A HOMELY EDWARDIAN? THESE BOYS AND GIRLS OF HISTORIC HOUSES CERTAINLY HOG THE STYLE LIMELIGHT. WELL NOT ANYMORE, THIS CLASSIC SUBURBAN 1930's THREE BEDROOM HOME HAS BEEN TURNED INTO A REAL STUNNER!!!!

Buckets of original character combined with modern day expectations, plus lots lots more - you'll just have to view to experience.

A stylish renovation with focus on not losing this home's origins. Sublime modern improvements such as the bathroom work really well with its inherent character. The decent sized living space is a pleasant surprise due to the subtle extensions providing much more accommodation than first meets the eye.

Entrance hall. Cloakroom. Lounge. Office/Utility. Open plan living dining kitchen. Master bedroom. Two further bedrooms. Luxurious family bathroom. Single garage. Deep frontage with masses of parking for numerous vehicles. Landscaped rear garden with covered entertaining terrace!!!

Positioned in Mossley, one of Congleton's most desirable locations. Cheshire's countryside is immediately on its doorstep, yet the property is within 250m of local bus routes, and within the catchment of Mossley C of E primary school which is only 200m away. The main railway station is



within easy walking distance as are the parade of shops at High Town. Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road, with this property being just off the A527 (Biddulph to Congleton road).

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 and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists.

The accommodation briefly comprises:
(all dimensions are approximate)

FRONT ENTRANCE : Brick arched with quarry tiled floor and feature timber and stained glass front door to:

HALL 13' 1" x 7' 0" (3.98m x 2.13m) into stairs : Double panel central heating radiator. 13 Amp power points. Attractive period style tiled floor. Understairs storage. Stairs to first floor.

SEPARATE W.C. : PVCu double glazed window to side aspect. White suite comprising: Low level W.C. with concealed cistern and vanity wash hand basin. Tongue and groove panelling to half height. Attractive period style tiled floor.

OFFICE/UTILITY 9' 0" x 7' 9" (2.74m x 2.36m) : PVCu double glazed window to side aspect. 13 Amp power points. Natural oak preparation surface combining as a desk space and preparation surface. Space and plumbing for washing machine and tumble dryer. Cupboard housing Ideal logic gas central heating boiler and pressurised hot water cylinder.



LOUNGE 12' 7" x 12' 2" (3.83m x 3.71m) to bay and alcove : Coving to ceiling. Picture rail. Anthracite grey PVCu double glazed bay window to front aspect. Period style radiator. Exposed brick fireplace having cast iron wood burning stove inset on granite hearth. Walnut effect floor.

LARGE OPEN PLAN LIVING DINING KITCHEN :

Living Area 12' 4" x 11' 6" (3.76m x 3.50m) to alcove : Picture rail. 13 Amp power points. Walnut effect floor.

Dining Kitchen 18' 5" x 8' 6" (5.61m x 2.59m) : Anthracite grey PVCu double glazed window to rear aspect. Ceiling lanterns allowing natural sunlight. Low voltage downlighters inset. Extensive range of modern eye level and base units in 'Royal Blue' with quartz preparation surfaces over with 1.5 bowl stainless steel sink unit inset with brass effect chef's mixer tap. Built in 4 ring induction hob with matt black extractor hood over. Built in fan assisted oven/grill with matching combination microwave over. Integrated fridge and freezer and dishwasher. White glazed tiles to splashbacks. Walnut effect floor.

Dining Area : Ceiling lantern allowing natural sunlight. Low voltage downlighters inset. Period style radiator. 13 Amp power points. Walnut effect floor. Anthracite grey sealed unit double glazed sliding door to garden.

First Floor :

LANDING : Galleried landing with PVCu double glazed window to side aspect at return landing. Access to roof space via a retractable ladder.

Roof Space 13' 4" x 11' 5" (4.06m x 3.48m) restricted headroom : Partially boarded. Velux roof light.

BEDROOM 1 FRONT 11' 6" x 10' 6" (3.50m x 3.20m) to wardrobes : Anthracite grey PVCu double glazed window to front aspect. Double panel central heating radiator. Wardrobes fitted to both alcoves. 13 Amp power points.



BEDROOM 2 REAR 12' 7" x 11' 7" (3.83m x 3.53m) : Anthracite grey PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 9' 0" x 8' 0" (2.74m x 2.44m) : Anthracite grey PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 10" x 6' 10" (2.08m x 2.08m) : Anthracite grey PVCu double glazed window to front aspect. Modern white suite comprising: Low level W.C. with concealed cistern, ceramic wash hand basin with double cupboard below. Panelled bath with thermostatically controlled mains fed shower and glass shower screen. Anthracite grey towel radiator. Large vanity wall mirror with de-mister.

Outside :

FRONT : Deep frontage with block paved driveway for approx. 6 cars to include turning space, lawned gardens and front boundary privet hedgerow.

REAR : Landscaped gardens with Indian stone paved terrace and perimeter pathways with level lawns. Behind the garage is an open fronted gazebo with corrugated roof; ideal sheltered area for entertaining with space for pizza oven.

GARAGE 14' 2" x 8' 0" (4.31m x 2.44m) internal measurements : Double doors. Side window. Power and light.

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.

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

DIRECTIONS: SATNAV CW12 3HU

