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



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street Congleton Cheshire CW12 1JR

Timothy a brown

www.timothyabrown.co.uk

8 Maxwell Road,
Mossley, Congleton,
Cheshire CW12 3HY
**Selling Price: Offers in Excess of
£365,000**

- TRADITIONAL MOSSLEY SEMI WITH MODERN EXTENDED ACCOMMODATION
- FRONT SITTING ROOM WITH EXTENDED LOUNGE/DINING ROOM
- EXTENDED KITCHEN WITH BREAKFAST ROOM
- THREE BEDROOMS & MODERN SHOWER ROOM
- DRIVEWAY FOR NUMEROUS VEHICLES / DETACHED GARAGE
- LARGE REAR GARDEN WITH EXTENSIVE LAWN
- PRIME MOSSLEY LOCALITY
- NO CHAIN

What are you waiting for?! This fantastic property is located within the heart of Mossley and boasts fantastically refurbished accommodation throughout which we are sure you will love!

Having been tastefully extended to the rear, the larger of the two reception rooms enjoys pleasant views over the generous garden whilst the bay fronted reception room to the front makes for an excellent sitting or dining room!

The three bedrooms are of good proportions and could easily suit a family looking to benefit from the sought after catchment of Mossley C of E Primary School!

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.

This wonderful home really does tick many, many boxes and we thoroughly recommend an internal viewing so call us now!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : Arched brick porch with quarry tiled floor. Anthracite grey composite door with double glazed and leaded panels.

HALL 13' 5" x 6' 10" (4.09m x 2.08m): Double panel central heating radiator. 13 Amp power points. Stairs to first floor.

SEPARATE W.C. : PVCu double glazed window to side aspect. White suite comprising: low level W.C. and vanity wash hand basin. Stone effect tiled floor.

SITTING ROOM 12' 6" x 12' 3" (3.81m x 3.73m) to bay: PVCu double glazed bay window to front aspect with stained glass. Double panel central heating radiator. 13 Amp power points. Open coal fireplace with cast iron surround, tiled insert and quarry tile hearth.

LOUNGE THROUGH DINING ROOM 24' 8" x 11' 5" (7.51m x 3.48m): Two double panel central heating radiators. 13 Amp power points. PVCu double glazed sliding patio door to rear garden.

KITCHEN THROUGH BREAKFAST ROOM 21' 1" x 8' 2" (6.42m x 2.49m):

KITCHEN AREA 8' 9" x 8' 0" (2.66m x 2.44m): PVCu double glazed window to side aspect. Range of modern lime washed oak



fronted eye level and base units with black granite effect preparation surface over with ceramic one and a half single drainer sink unit inset. Built-in stainless steel 4-ring gas hob with double electric fan assisted oven/grill below with integrated extractor hood over. Space and plumbing for washing machine. Wall mounted Worcester Bosch gas central heating boiler.

BREAKFAST AREA 10' 6" x 8' 2" (3.20m x 2.49m): PVCu double glazed door to side aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Space and plumbing for dishwasher. Space for fridge/freezer. PVCu double glazed sliding door to the rear garden.

First floor :

GALLERIED LANDING : Return stairs to first floor galleried landing with PVCu double glazed window to half landing.

ACCESS TO ROOF SPACE 11' 1" x 10' 10" (3.38m x 3.30m): Partially boarded to floor and ceiling. Light. Retractable wooden ladder.

BEDROOM 1 REAR 12' 8" x 9' 5" (3.86m x 2.87m) to wardrobes: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Three double fitted wardrobes.

BEDROOM 2 FRONT 13' 0" x 12' 7" (3.96m x 3.83m) to bay: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 8' 9" x 8' 1" (2.66m x 2.46m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

SHOWER ROOM 7' 4" x 6' 7" (2.23m x 2.01m): PVCu double glazed window to front aspect. Modern white suite comprising: low level W.C., ceramic wash hand basin with cupboard below. Separate corner shower cubicle with mains fed shower. Chrome centrally heated towel radiator. Stone effect tiled floor with matching splashbacks.

OUTSIDE :



FRONT : Slate chippings laid area with privet hedgerow to front boundary. Tarmacadam driveway for numerous vehicles which continues down to the side and terminates at the detached garage.

DETACHED GARAGE 18' 3" x 9' 5" (5.56m x 2.87m) (internal measurements): Up and over door. Power and light. Personal door.

REAR : Adjacent to the rear of the property is an Indian stone paved terrace ideal for alfresco entertaining beyond which are lawned gardens extending to approx 25 metres in length with fruit trees. Timber garden shed.

SERVICES : All mains 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: TBC

DIRECTIONS: SATNAV: CW12 3HY

