



Total Area: 96.1 m<sup>2</sup>

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



**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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**14 Linksway,**  
Congleton, Cheshire CW12 3BS

**Selling Price: £440,000**

- ELEGANT THREE BEDROOM DETACHED BUNGALOW
- CONTEMPORARY DINING KITCHEN WITH INTEGRATED APPLIANCES
- GENEROUS LOUNGE
- SEPARATE UTILITY
- MODERN BATHROOM SUITE
- EXPANSIVE DRIVEWAY PROVIDING AMPLE PARKING
- BEAUTIFUL LAWNED GARDENS
- PRESTIGIOUS MOSSLEY LOCALITY



Your Mossley Sanctuary: A Masterpiece of Style & Serenity.

Unlock a lifestyle of unparalleled elegance in this breathtaking true detached BUNGALOW. This isn't just a home; it's an invitation to a life of effortless sophistication and tranquil living. Perfectly positioned on a secluded plot within a prestigious Mossley area, this meticulously renovated property awaits its discerning new owner.

Imagine: Strolling along the picturesque Macclesfield Canal, hopping on the train at the nearby station, or indulging in the vibrant offerings of Hightown and Mossley town centre – all just moments from your doorstep.

Step inside and be captivated:

- **The Social Heart:** Prepare to be enchanted by the show-stopping kitchen, a culinary haven designed for both intimate family moments and special social gatherings. This is where laughter echoes and memories are forged.
- **Seamless Living:** Experience the harmonious flow of generously proportioned rooms across its ground floor, offering versatile spaces to adapt to your unique lifestyle.
- **Sleeping Sanctuary:** Retreat to three bedrooms, two of which are generous double.



- **Effortless Convenience:** An expansive driveway provides ample off-road parking.
- **Private Outdoor Oasis:** Step into a beautiful rear garden. The extensive lawns, flagstone patio and thoughtfully curated perimeter beds and borders create a sanctuary for relaxation and entertainment.

This is more than a property; it's a lifestyle transformation. Embrace the magic of Mossley and seize this rare opportunity to own a truly exceptional home.

Don't let your dream slip away. Contact us today to arrange your exclusive viewing and experience the allure of this Mossley masterpiece.

The accommodation briefly comprises:  
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to:

HALL 23' 0" x 5' 0" (7.01m x 1.52m) : Single panel central heating radiator. 13 Amp power points. Access to partially boarded roof space via a retractable ladder.

LOUNGE 14' 0" x 16' 9" (4.26m x 5.10m) : PVCu double glazed window to front aspect. Composite stone fireplace with coal effect electric fire inset. Double panel central heating radiator. 13 Amp power points. Television aerial point.

KITCHEN DINER 15' 0" x 9' 6" (4.57m x 2.89m) : Low voltage downlighters inset. PVCu double glazed window to rear aspect. Modern en-trend kitchen in 'Charcoal Grey' having



extensive eye level and base units, pan drawers and bin drawer having quartz preparation surfaces over with inset stainless steel 1.5 bowl sink unit inset with mixer tap. Built in 4 ring induction hob with extractor hood over. Built in double electric oven and grill with combination microwave over. Integrated dishwasher and fridge freezer. Contemporary style anthracite grey central heating radiator. 13 Amp power points. Grey oak effect floor. Door to:

UTILITY 9' 0" x 6' 5" (2.74m x 1.95m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Space and plumbing for washing machine and tumble dryer. Single panel central heating radiator. 13 Amp power points. Light oak effect flooring. Wall mounted Potterton gas combi boiler. PVCu double glazed door to rear aspect.

BEDROOM 1 REAR 14' 0" x 10' 6" (4.26m x 3.20m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 2 FRONT 11' 10" x 9' 8" (3.60m x 2.94m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 FRONT 9' 5" x 8' 10" (2.87m x 2.69m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BATHROOM 9' 0" x 5' 9" (2.74m x 1.75m) : PVCu double glazed opaque window to side aspect. Modern white suite comprising: Low level W.C., pedestal wash hand basin and contoured panelled bath with curved shower screen with mains fed shower. Centrally heated towel radiator. Stone effect tiles to splashbacks.



Outside :

FRONT : Lawned open plan garden with long riverbed stone driveway providing parking for three cars.

REAR : Fully enclosed by conifer hedge and timber fence panels having patio and lawn areas with borders.

TENURE : Freehold (subject to solicitor's verification).

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

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3BS

Energy performance certificate (EPC)

14 Linkway  
CONGLETON  
CW12 3BS

Energy rating  
**D**

Valid until  
10 April 2025

Certificate number  
8761-3049-7294-6045-0206

Property type  
Detached bungalow

Total floor area  
96 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).

**Energy rating and score**

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score

Energy rating

Current

Potential

92+

A

81-85

81-85

B

71-77

71-77

C

69-70

69-70

D

67 D

65-67

65-67

E

55-58

55-58

F

49-54

49-54

G

39-44

39-44

21-26

21-26

1-20

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:  
the average energy rating is D  
the average energy score is 60

