

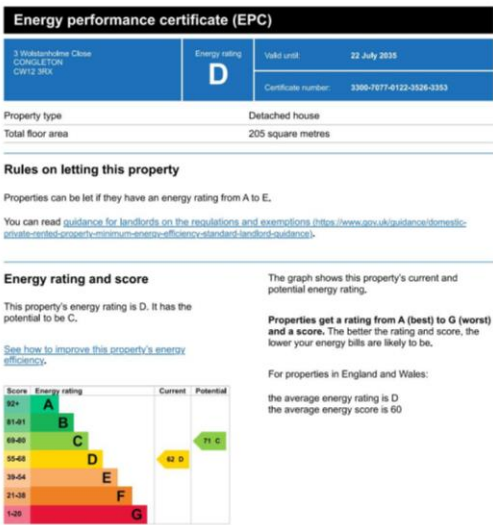
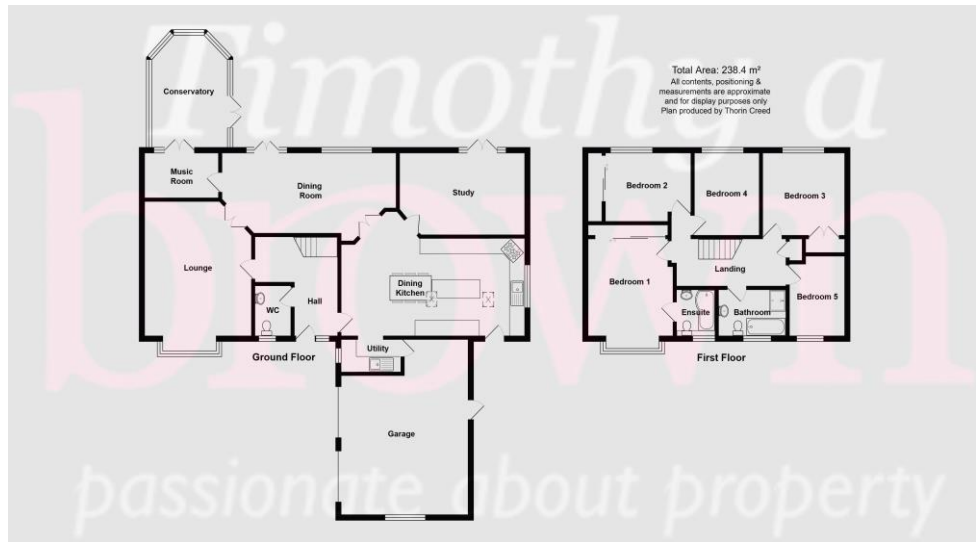
Outside :

FRONT : Tarmacadam driveway for 3 cars and lawned frontage.

SIDE : To the side is space for a greenhouse, two sheds and vegetable garden with a discreet patio to the rear of the garage.

REAR : Extending to the rear of the property is an extensively laid Indian stone paved terrace offering ample space for outside dining, beyond are established and private gardens, Westerly facing featuring generous lawns, deep well stocked and shaped flower borders and mature trees.

INTEGRAL DOUBLE GARAGE 17' 5" x 17' 2" (5.30m x 5.23m) internal measurements : Two up and over doors. Power and light. Space for additional appliances. Wall mounted Worcester gas central heating boiler. PVCu double glazed door to outside.



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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3 Wolstanholme Close,
Congleton, Cheshire CW12 3RX

Selling Price: £580,000

- EXCEPTIONAL FIVE BEDROOM DETACHED FAMILY HOME
- THREE RECEPTION ROOMS & CONSERVATORY
- SHOWSTOPPING VAULTED DINING KITCHEN
- STYLISH FAMILY BATHROOM & EN-SUITE BATHROOM
- DRIVEWAY PROVIDING AMPLE PARKING & DOUBLE GARAGE
- GENEROUS & PRIVATE WESTERLY-FACING REAR GARDEN
- PEACEFUL CUL-DE-SAC POSITION ON THE FRINGE OF MOSSLEY
- CLOSE TO CANAL & COUNTRYSIDE WALKS, AMENITIES & TRAIN STATION

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FOR SALE BY PRIVATE TREATY (Subject to contract)

An Exceptional Family Home with Canal-Side Charm & Outstanding Living Space:

Tucked away in a small, peaceful cul-de-sac on the prestigious fringe of Congleton’s Mossley area, this beautifully extended five-bedroom detached home offers far more than meets the eye. With westerly-facing private gardens, uninterrupted access to scenic walks along the Macclesfield Canal, and just a short stroll from the vibrant heart of Congleton, this property perfectly blends tranquillity with connectivity.

Extensively remodelled and thoughtfully extended across the ground floor, the home boasts an impressive range of flexible living spaces, ideal for growing families or those who love to entertain. Step inside to discover a vaulted dining kitchen filled with natural light, complete with sleek white cabinetry, granite worktops, and a centre island with casual seating for eight—an instant showstopper. Flowing effortlessly from the kitchen are multiple reception rooms including a formal lounge, spacious dining room, relaxing conservatory, and even a dedicated music room and vaulted study—all finished to a high specification and providing adaptable zones for work, play and relaxation.

Upstairs, five well-proportioned double bedrooms include a generous principal suite with en-suite and walk-in wardrobes. The stylish family bathroom is fully tiled and features both bath and shower. With modern fixtures throughout, the property delivers comfort with timeless style.

Outside, the generous westerly-facing rear garden is a private oasis—a sun-soaked haven with mature



planting, Indian stone terrace, and space for play and alfresco dining. The double garage, extensive driveway, and multiple storage areas ensure practical needs are covered too.

Location, Lifestyle, Convenience:

You’re just 15 minutes on foot from Congleton’s train station—perfect for commuters—while the nearby Biddulph Valley Way and Macclesfield Canal offer stunning walks right from your doorstep. Enjoy a quick bite or evening drink at local favourite The Wonky Pear, and benefit from proximity to Mossley C of E Primary School, nurseries, golf clubs, and countryside escapes.

Congleton town centre is only moments away, offering a great mix of independent retailers, M&S Simply Food, Tesco, pubs, eateries, Daneside Theatre, the multi million-pound leisure centre and the ever-popular Jazz & Blues Festival. For commuters, the new Link Road, M6 access, and nearby Manchester Airport make regional and international travel effortless.

A rare find in an enviable location, this remarkable family home offers space, style, and the perfect lifestyle balance. Viewings are highly recommended to appreciate everything this special home has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Open storm porch with brick base, wood pillars and with pitched roof over. Composite panelled door with full length PVCu double glazed opaque side panel.

RECEPTION HALL 12' 5" x 11' 0" (3.78m x 3.35m) : Low voltage downlighters inset. Single panel central heating radiator. 13 Amp power points. Amtico flooring. Return stairs to first floor.



CLOAKROOM 6' 6" x 4' 7" (1.98m x 1.40m) : PVCu double glazed window to front aspect. White suite comprising: Low level W.C., wash hand basin set in vanity unit with cupboards below. Centrally heated towel radiator.

LOUNGE 19' 9" x 14' 2" (6.02m x 4.31m) into bay : PVCu double glazed bay window to front aspect. Double and single panel central heating radiators. 13 Amp power points. Floating contemporary electric log effect fire. French doors to:

DINING ROOM 23' 1" x 10' 4" (7.03m x 3.15m) : PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Ceramic tiled floor. French doors to Kitchen. Door to music room and conservatory.

MUSIC ROOM 9' 9" x 5' 9" (2.97m x 1.75m) : Tiled floor. French doors to:

CONSERVATORY 15' 0" x 11' 2" (4.57m x 3.40m) : Brick built base with PVCu double glazed upper panels and triple polycarbonate roof over. Single panel central heating radiator. 13 Amp power points. Ceramic tiled floor. French doors to garden.

HUGE VAULTED DINING KITCHEN 24' 4" x 11' 9" (7.41m x 3.58m) : Vaulted ceiling with low voltage downlighters inset and Velux roof lights. PVCu double glazed window to side aspect. Extensive range of eye level and base units in matt white, with a range of opaque glass fronted cabinets having granite effect preparation surfaces over with stainless steel 1.5 bowl sink unit inset. Built in stainless steel 5 ring gas hob with wide extractor hood over. Built in fan assisted double electric oven and grill. Space for American style fridge freezer. Integrated dishwasher. Granite central island with deep pan drawers and cupboards beneath with matching granite dining space with seating for 8. Double panel central heating radiator. Ceramic tiled floor. PVCu double glazed door to outside.

UTILITY 7' 10" x 4' 2" (2.39m x 1.27m) : PVCu double glazed window to front aspect. Granite effect preparation surfaces with stainless steel single drainer sink unit inset and base units. Space and plumbing for washing machine. Single panel central heating radiator. Door to integral double garage.



STUDY 16' 0" x 10' 2" (4.87m x 3.10m) : Vaulted ceiling with low voltage downlighters inset and Velux roof lights. Double panel central heating radiator. 13 Amp power points. Beech effect floor. PVCu double glazed French doors to rear garden.

First Floor :

GALLERIED LANDING 14' 5" x 6' 1" (4.39m x 1.85m) : 13 Amp power points. Airing cupboard with lagged hot water cylinder.

BEDROOM 1 FRONT 15' 6" x 11' 1" (4.72m x 3.38m) into bay : PVCu double glazed bay window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobes with mirrored sliding doors.

EN-SUITE BATHROOM 6' 5" x 5' 1" (1.95m x 1.55m) : PVCu double glazed window to front aspect. White suite comprising: Low level W.C. with concealed cistern, panelled bath with flush fitted thermostatic shower controls and wash hand basin with cupboards beneath. Chrome centrally heated towel radiator. Fully tiled walls.

BEDROOM 2 REAR 11' 6" x 8' 10" (3.50m x 2.69m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobe with mirrored sliding doors. Beech effect flooring.

BEDROOM 3 REAR 10' 10" x 10' 8" (3.30m x 3.25m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Built in double wardrobe. Oak effect floor.

BEDROOM 4 REAR 10' 8" x 8' 7" (3.25m x 2.61m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Cherry wood effect floor.

BEDROOM 5 FRONT 10' 7" x 7' 7" (3.22m x 2.31m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Beech effect floor.

BATHROOM 9' 1" x 6' 5" (2.77m x 1.95m) : PVCu double glazed window to front aspect. Modern white suite comprising: Low level W.C., wash hand basin set in vanity unit with extensive cupboards below, panelled bath and corner shower cubicle housing a mains fed shower. Centrally heated towel radiator.

