



## 32 Blackshaw Close, Congleton, CW12 3TB

£650,000

Located in the village of Mossley on the exclusive 'Henshall Hall' estate, this extended property is an amazing family home that's ready to be enjoyed from the moment you turn the key! Inside, the accommodation flows very well across all three floors and is both spacious and well proportioned having in excess of 2800 square feet of internal space. You're welcomed into a large reception hall that gives access to both lounges and the dining kitchen as well as the stairs and a useful guest cloakroom. The lounge is a beautiful space to relax and entertain whilst enjoying the roaring wood burning stove. This lounge gives access to a dining room and garden room as well as the stylish breakfast kitchen which is sure to be the hub of the home and offers a fully fitted kitchen with separate utility room along with features such as a wine fridge, instant boil tap, dishwasher, fridge/freezer and much more! The utility gives access to a home office leading out into the private rear gardens, perfect for home working! Up on the top two floors are a total of six double bedrooms, the master of which enjoys a dressing area and luxury en suite. The family bathroom is of equal quality whilst a useful WC is situated on the top floor. Outside the home, the aforementioned rear gardens really are wonderful with a great degree of privacy along with a very handy timber summer house that's so much more than meets the eye! The frontage enjoys gardens and a block paved driveway leading to a most valuable garage.

We truly could talk about this wonderful home all day long so view our video, floor plan and photos to fully appreciate the home then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

## **The village of Mossley**

Mossley is an affluent and traditional village to the south of the town of Congleton. Boasting a very highly regarded primary school, it's frequently regarded as one of the towns premium areas and offers a truly wonderful lifestyle that suits buyers very well, time and time again! At the heart of the village sits a parade of shops known as 'Hightown' offering an array of useful amenities including convenience stores, a chemist, post office, hardware store, pet food shop, hairdressers, a chippy and three great pubs! Mossley also plays host to Congletons train station allowing easy access to nearby towns and cities with Manchester being reached in under an hour. Mossley also has a canal running through and its towpaths provide a gateway to miles of tranquil Cheshire countryside.

### **Hall**

**Family room 8'9" x 14'5" (2.67 x 4.40m)**

**Lounge 13'3" x 17'5" (4.04 x 5.31)**

**Dining room 10'0" x 12'11" (3.06 x 3.96m)**

**Breakfast kitchen 19'1" x 9'3" (5.83 x 2.84m)**

**Conservatory 16'0" x 9'4" (4.89 x 2.86m)**

### **Utility**

**Study 9'9" x 6'11" (2.98 x 2.13m)**

### **WC**

### **Stairs and landing**

**Bedroom one 8'10" x 16'8" (2.70 x 5.09m)**

### **Dressing room**

### **Ensuite**

**Bedroom two 11'10" x 14'10" (3.61 x 4.54m)**

**Bedroom five 11'10" x 13'3" (3.61 x 4.06m)**

**Bedroom six 8'9" x 11'2" (2.68 x 3.42m)**

### **Bathroom**

### **Stairs and landing**

**Bedroom three 12'0" x 8'10" (3.68 x 2.71m)**

**Bedroom four 8'11" x 17'5" (2.74 x 5.31)**

### **Eaves storage**

### **Cloakroom**

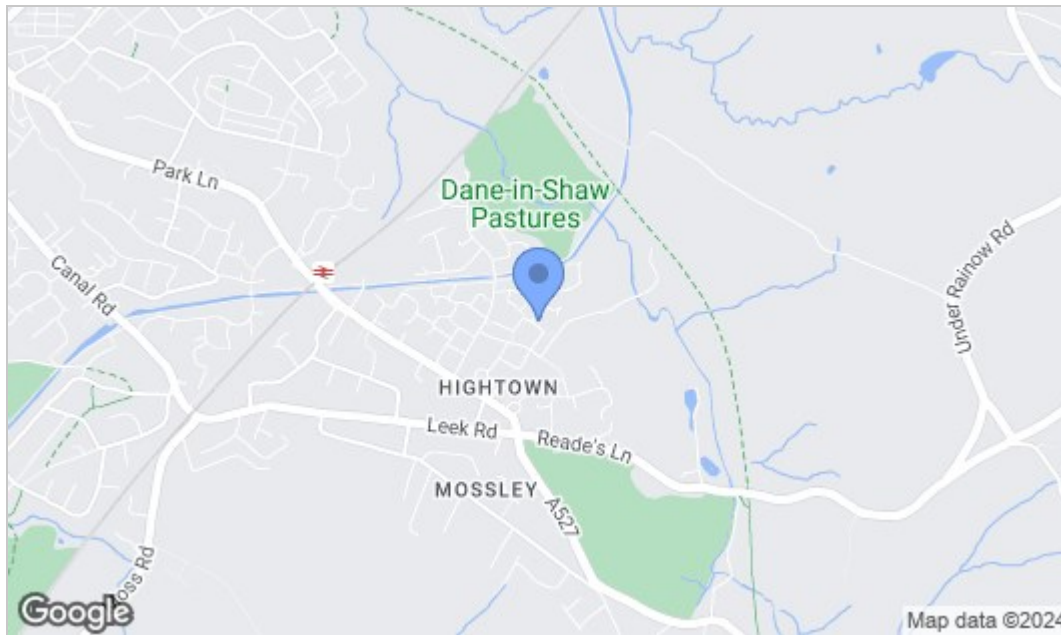
**Garage 10'0" x 13'7" (3.05 x 4.16m)**

### **Driveway and gardens**

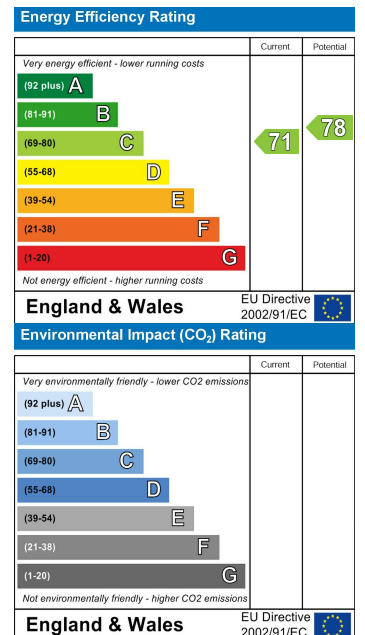
# Floor Plan



# Area Map



# Energy Efficiency Graph



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