



## 4 Ayrshire Way, Congleton, CW12 3TN

### Offers Over £420,000

Take a moment to enjoy the fully guided video tour of this wonderful detached home in a superb residential area!

Sat proudly on Ayrshire Way, this family sized home occupies a pleasant plot and boasts a fantastic amount of well presented accommodation across both floors. Inside the home you're welcomed by a useful porch and entrance hall that gives access to three reception rooms, a conservatory and a superb breakfast kitchen with utility.

Upstairs are four good sized bedrooms and two bathrooms.

The property lends itself to family lifestyles but could suit a wide range of buyers needs and this is exemplified by the lovely outdoor space to both front and rear. A block paved driveway leads to a hugely useful double garage at the front whilst behind the home is a great garden and patio area that's both private and ideal for entertaining and relaxing all year round!

Locally, the property is brilliantly located for access to the nearby village of Mossley, a thriving community where a surprising array of amenities sits nestled close to abundant countryside. Mossley also plays host to the train station giving great commuter access to both north and south...the property in question is quite literally under a minutes walk to the platform which is certainly a bonus for commuters!

Read on to find out more then watch our video, browse our photos and study the floor plan.....then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!



### **Entrance Porch 10'4" x 2'3" (3.15 x 0.69)**

Feature PVC double glazed external French doors. PVC double glazed window to front aspect. Quarry tile floor. Feature arched internal window to the study aspect and further feature internal window to the lounge aspect. Courtesy light point. Fabulous composite external door with decorative bevel cut glazing inset, leading to the reception hall.

### **Reception Hall 13'6" x 4'4" (4.11 x 1.32 (4.12 x 1.31))**

A beautifully presented reception hall with feature engineered oak internal doors with polished chrome lever door furniture. Decorative ceiling coving. Feature designer central heating radiator. Stairs leading to the first floor. Brushed chrome switches and sockets.

### **Lounge 14'9" x 15'9" (4.51 x 4.82)**

A fabulous spacious and beautifully presented lounge. Multi aspect with PVC double glazed window to the front aspect and an internal window to the side aspect. Two designer central heating radiators. Three ambient wall light points. Superb multi fuel free standing stove set in to a chimney recess.

### **Dining Room 10'6" x 11'11" (3.22 x 3.64)**

A beautifully presented dining room with frosted PVC double glazed window to the side aspect and feature PVC double glazed sliding patio doors giving access to the rear conservatory. Central heating radiator. Decorative ceiling coving.

### **Conservatory 9'1" x 9'8" (2.77 x 2.95)**

PVC double glazed external door opening to the garden. PVC double glazed windows and a polypropylene pitched roof. Two ambient wall light points. Power sockets. Lovely rear garden views.

### **Kitchen 12'6" x 8'7" (3.82 x 2.64)**

PVC double glazed window to the rear aspect. Quality gloss white refitted kitchen with stylish natural stone effect work surfaces, up stands and window sill. The kitchen is well equipped and features a Neff electric oven with slide and hide door, Neff combination oven and microwave, Neff induction hob with glass splash back and a wide contemporary extractor canopy above. Integrated fridge. Integrated Neff dishwasher. Pull-out basket storage mechanised larder unit. Deep corner carousel unit. The kitchen also features pan drawers and soft closing unit doors. Brushed chrome effect switches and sockets to include a USB charger socket. Brushed chrome recessed ceiling down lighting. Tall vertical designer central heating radiator. Natural stone effect luxury vinyl tile floor, which flows through into the utility room. Engineered oak internal door to the utility room.

### **Utility Room**

A bright room with a PVC double glazed window and external door opening to the rear garden. Contemporary white utility tall larder style recessed

units offering storage shelving and also housing space for a washing machine and condenser dryer. Stunning natural stone effect luxury vinyl tile floor. Brushed chrome recessed ceiling down lights. Designer central heating radiator Engineered oak door to the ground floor WC and access to the garage

### **WC**

Frosted PVC double glazed window to the side aspect. Fully tiled room. Concealed cistern WC and wash hand sink basin with chrome taps. Beautiful natural stone effect luxury vinyl tile floor. Central heating radiator.

### **Double Garage 17'0" x 16'11" (5.20 x 5.18)**

Decent size garage which is open plan throughout. Twin up and over garage front doors. Access to a garage loft storage area. Space for a tall fridge freezer. Strip lighting and multiple power sockets. Internally plastered and decorated walls.

### **Study 5'4" x 7'3" (1.63 x 2.21)**

Feature arched internal frosted window to the front aspect. Central heating radiator. Decorative ceiling coving.

### **First Floor Gallery Landing 14'5" x 5'10" maximum (4.39 x 1.78 maximum)**

Beautiful oak veneer internal doors with polished chrome lever door furniture to the bedrooms and bathroom. Gallery spindle balustrade. Frosted PVC double glazed window to the side. Access to the loft.

### **Bedroom one 13'7" x 10'5" (4.15 x 3.20)**

PVC double glazed window to the front aspect. Central heating radiator. Decorative ceiling coving. Recessed built-in wardrobes with engineered oak internal doors sliding doors. Matching style door giving access to the en suite. Concealed wiring for a wall mounted television.

### **En Suite 4'8" x 7'9" maximum (1.42 x 2.36 maximum)**

Frosted PVC double glazed window to the side aspect. Luxury refitted shower room suite comprising: gloss white storage cabinets housing a mounted sink with chrome mono bloc mixer tap and a concealed cistern WC. Recessed shower cubicle with modern glazed screen doors and wall mounted electric shower. Chrome ladder heated towel radiator. Feature back lit wall mirror. Modern tiled walling with decorative mosaic border tiles inset. Contemporary oak style floor and vanity top.

### **Bedroom two 9'4" x 8'11" (2.85 x 2.74)**

PVC double glazed window to the rear aspect. Central heating radiator. Decorative ceiling coving. Built-in wardrobes with feature engineered oak sliding doors.

### **Bedroom three 9'7" x 7'4" (2.93 x 2.26)**

PVC double glazed window to the front aspect. Central heating radiator. Decorative ceiling coving.

### **Bedroom four 11'8" x 6'4" (3.58 x 1.95)**

PVC double glazed window to the rear aspect. Central heating radiator. Decorative ceiling coving.

### **Bathroom 8'9" x 5'5" (2.67 x 1.65)**

Frosted PVC double glazed window to the side aspect. Three-piece bathroom suite comprising deep bath with mixer shower taps, pedestal sink with mixer taps and a concealed cistern WC. Contrasting marble effect splash back tiled walling. Matching style cushion floor. Decorative ceiling coving. Central heating radiator. Wall light points.

### **Outside**

The property enjoys front and rear gardens with a little extra room at one side.

Front - Attractive herringbone block paved driveway enabling parking for several vehicles. The driveway is shared at the front and repairs costs for that area are shared between you and next door. The front also features a lawn and a mature hedge section provides privacy from the road.

Rear - delightful mature rear garden with a large alfresco barbecue terrace adjacent to the property with ornamental pergola. Shaped lawn beyond with beautiful stocked beds and borders. The rear of the garden is flanked by a pleasant tree line, which adds much character and natural beauty to the setting. The rear garden is fully enclosed with fencing. There is space at the side for a wood store, water butts and bin store. The property has outside lighting, a tap and cctv camera security.

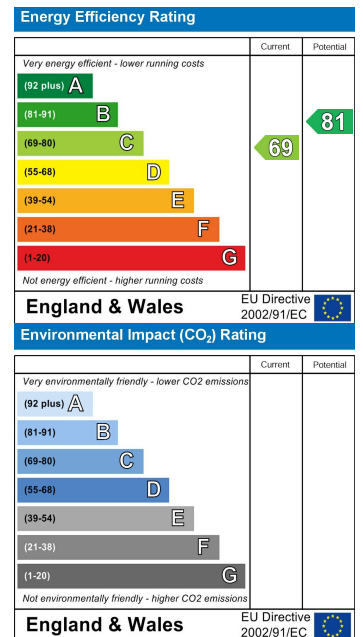
## Floor Plan



## Area Map



## Energy Efficiency Graph



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