



## The Old Manse, 9 Park Bank, Congleton, CW12 3DH

### Offers In The Region Of £650,000

Proudly situated just off the exclusive 'Park Lane' on 'Park Bank', this aspirational address in the vicinity of the affluent village of Mossley and the town centre and makes for a truly special home that will undoubtedly appeal to a wide range of discerning buyers who've perhaps been struggling to find the right lifestyle in today's busy marketplace of more modern, less characterful homes.

'The Old Manse' is a beautiful double fronted residence enjoying a very capable amount of internal accommodation with the current layout offering a vast amount of flexibility. Lending itself to busy family life but could also perhaps suit discerning downsizers who may just as easily enjoy the abundance of space. No matter how you use this home, the jewel in the crown just has to be the beautiful grounds! Awash with maturity and offering unrivalled privacy, it's the perfect space for gardeners, children, dogs and...just about anyone! To the front lies a driveway leading to the useful double garage.

Inside the property, the wealth of space is adorned by charming features such as sash style windows, coving, picture rails and more...you just have to take a look at our pictures and video to see what we mean!

Locally, the beautiful village of Mossley is a short stroll away from your front door and offers an array of community friendly amenities at 'Hightown', a well supported village feel awaits you and offers a post office, pharmacy, great chippy, convenience stores, hairdressers, takeaways and three fabulous pubs with lovely beer gardens! Mossley also plays host to Congleton train station making this home ideal for commuters or those who like to travel to our neighbouring cities and towns.

Call the team here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Entrance hall**

**Lounge**

**Dining room**

**Sitting room**

**Kitchen**

**Scullery/utility**

**Stairs and landing**

**Bedroom one**

**Bedroom two**

**Bedroom three**

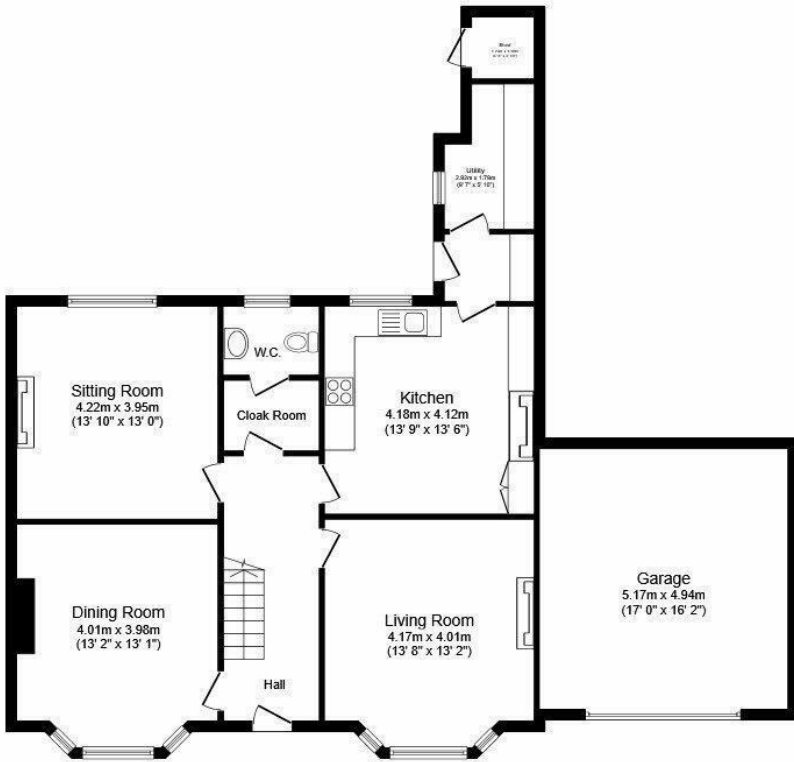
**Bedroom four**

**Family bathroom**

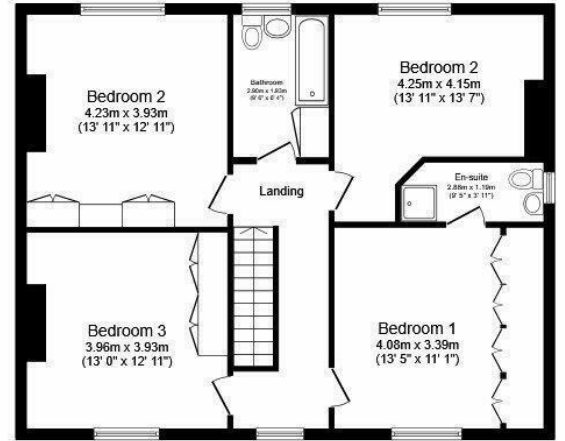
**Double garage and driveway**

**Extensive private gardens**

## Floor Plan



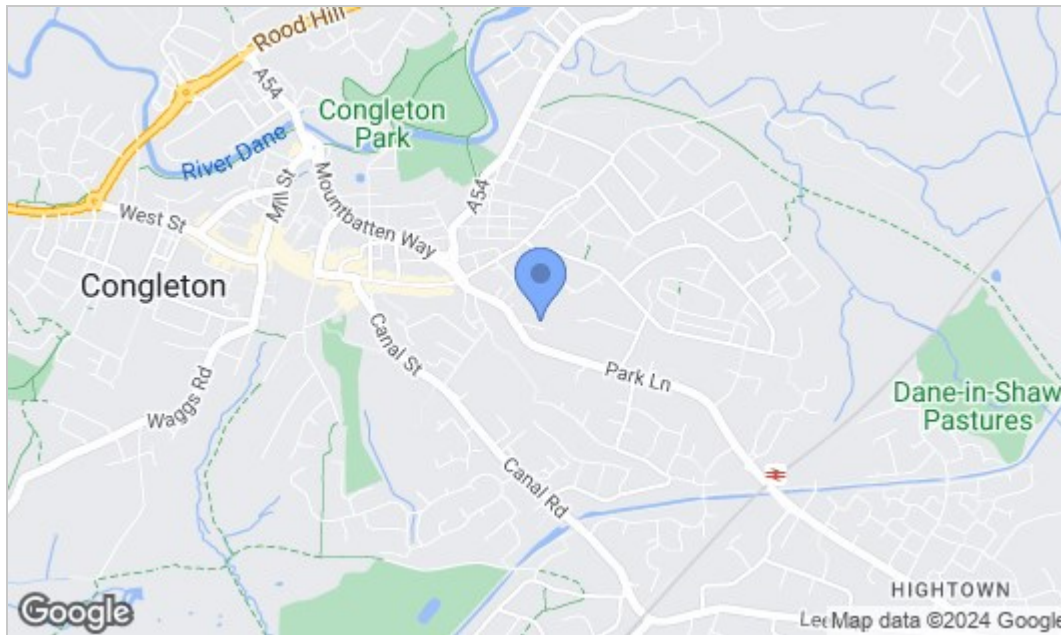
### Ground Floor



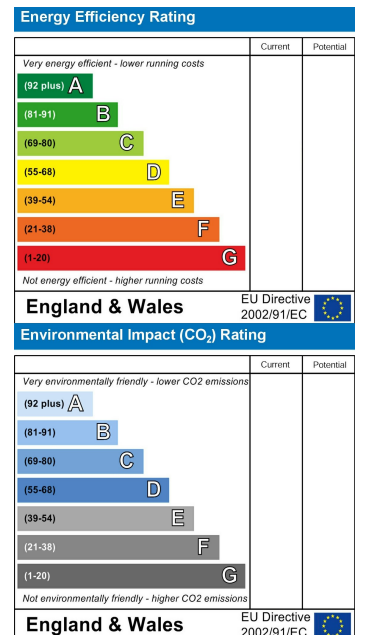
### First Floor

Total floor area 204.8 sq.m. (2,205 sq.ft.) approx

## Area Map



## Energy Efficiency Graph



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