

# chris hamriding

lettings & estate agents



**247 Congleton Road, Biddulph, ST8 7RQ**

**£650,000**

Take a few moments to watch our fully guided video tour of this truly stunning residence!

Beautifully remodelled by artisan builders and situated in a most prestigious area, this stylish property sits proudly within its own generous grounds and is a striking family home that owners are sure to be proud of for many years to come. Inside the property the breathtaking entrance hall welcomes you warmly and the rooms are stunningly presented across both floors with perfectly proportioned room sizes. The ground floor is made for entertaining with the most incredible social living kitchen overlooking the private manicured grounds to the rear whilst upstairs the bedrooms are excellently appointed and sure to suit a range of buyers needs. The home truly feels like a luxurious hotel yet exudes the warmth of family friendly living. Homes of this quality are such a rarity in today's market!

It's not just internally that impresses, the driveway to the front is vast and has space for a wealth of vehicles including motorhomes and caravans whilst the private rear gardens are truly spectacular, designed for entertaining, the terrace enjoys incredible views over the large lawns and into the countryside beyond. There's even a pizza oven!

Locally, the area is both exclusive and convenient for the affluent village of Mossley and the towns of Biddulph and Congleton, thus offering a superb lifestyle for a wide range of buyers. Very highly regarded schools make this a superb area for upscaling families and the property in question fits just perfectly!

Read on to find out more, view our video, photos and floor plan then call the town & country property experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Hall**

**Cloakroom**

**Lounge/ snug 12'7" x 13'8" (3.85 x 4.17m)**

**Shower room**

**Kitchen/ Family room 21'11" x 16'1" (6.69 x 4.92m)**

**Garden/ Dining room 22'0" x 12'0" (6.72 x 3.67m)**

**Pantry**

**Utility**

**Stairs and landing**

**Bedroom one 12'8" x 10'9" (3.88 x 3.29m)**

**Ensuite**

**Bedroom two 8'11" x 12'0" (2.72 x 3.68m)**

**Walk in wardrobe**

**Bedroom three 9'0" x 13'9" (2.76 x 4.20m)**

**Bedroom four 12'8" x 7'3" (3.88 x 2.23m)**

**Family bathroom**

**Garage 8'3" x 17'10" (2.54 x 5.45m)**

**Driveway**

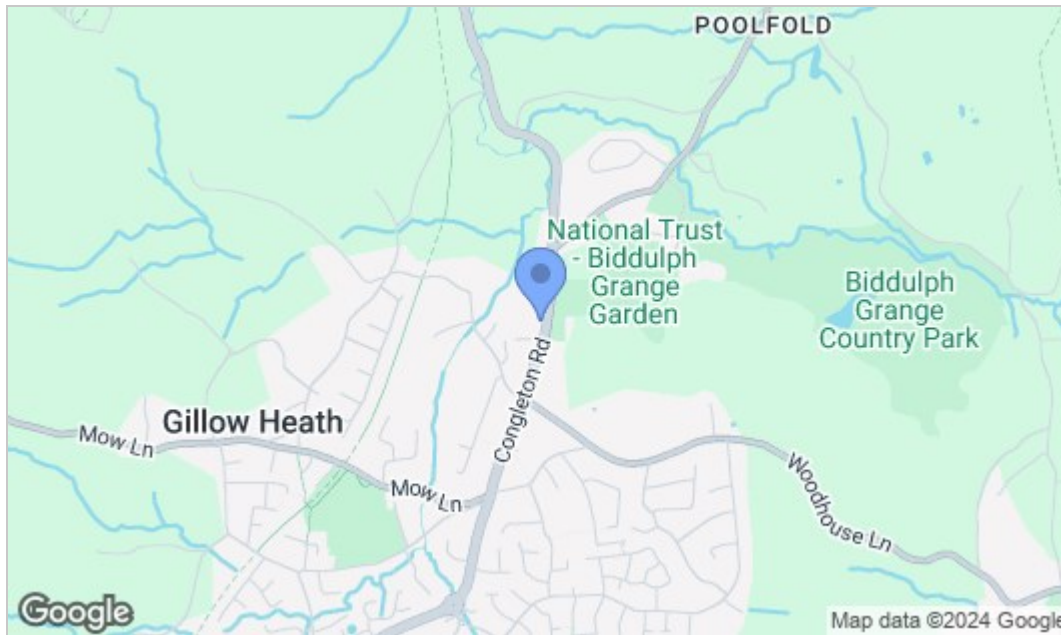
**Rear gardens**



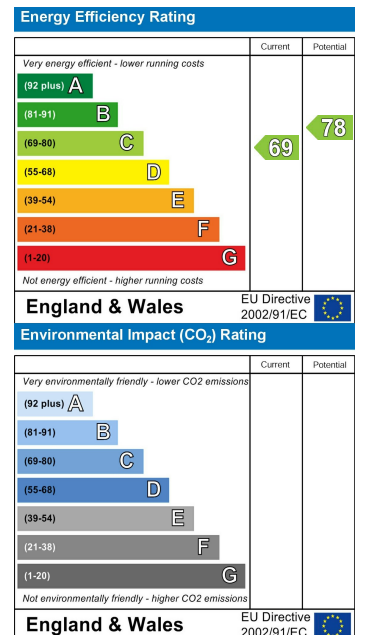
# Floor Plan



# Area Map



# Energy Efficiency Graph



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