

# chris hamriding

lettings & estate agents



## 138 Biddulph Road, Congleton, CW12 3LY

**£440,000**

Simply stunning! Sat proudly within the heart of traditional Mossley Village, this well established home is a credit to the current owner and boasts a desirable lifestyle that can be enjoyed from the moment you arrive. Occupying a very generous plot the front driveway is most attractive and gives access to a beautiful entrance porch and hallway. As you move through the home the high specification and charming features are fused perfectly to create a calm and comfortable environment that is sure to suit a wide range of buyers. The main reception area is both spacious yet cosy and the main focal point just has to be the gorgeous woodburning stove, just perfect for winter nights! As well as the main living area there's a useful snug/office on the front of the building. The kitchen is sure to be a place you will spend lots of quality time, and opens out into an amazing living/dining space with doors into the rear gardens. There's also a useful utility room with access to a very handy ground floor shower room/WC. Up on the first floor a pleasant landing gives access to four beautiful bedrooms, the master of which enjoys a luxurious shower room which would not look out of place in a five star hotel! Servicing the remaining bedrooms is an equally luxurious family bathroom thus making the inside of this home simply perfect. Outside to the rear is a wonderful patio and extensive lawned garden that enjoys views of the nearby Congleton edge. In addition, there's a separate storage/parking/allotment area to the foot of the garden with vehicle access from Boundary Lane, this is a huge bonus as if you have children at the nearby Mossley Primary School their journey to the school gates will be a breeze!

The area of Mossley is a stunning village community that boasts a great array of useful shops, pubs, take aways and much more. There's also endless access to beautiful countryside and great commuter links via road and rail. Call Chris Hamriding Estate Agents to book a viewing!

## Entrance

Entrance Porch 7'0" x 2'7" (2.13 x 0.79)

Reception Hall 16'5" x 6'5" (5.00 x 1.96)

Lounge 12'10" x 11'5" (3.91 x 3.48 (3.92 x 3.47))

Sitting Room 10'4" x 10'0" (3.15 x 3.05 (3.16 x 3.06))

Playroom 15'3" x 9'9" (4.65 x 2.97 (4.66 x 2.96))

Living Dining Kitchen 19'5" x 18'8" (5.92 x 5.69 (5.93 x 5.70))

Living Dining Area 9'11" x 11'11" (3.02 x 3.63 (3.01 x 3.62))

Kitchen Area 19'6" x 7'10" (5.94 x 2.39)

Utility Room 9'7" x 6'5" (2.92 x 1.96 (2.93 x 1.95))

Ground Floor Shower Room 6'8" x 4'1" (2.03 x 1.24)

## First Floor Landing

Bedroom 1 14'8" x 9'9" (4.47 x 2.97 (4.46 x 2.96))

En Suite Shower Room 9'8" x 6'10" (2.95 x 2.08)

## Bedroom 2

Bedroom 3 10'0" x 10'5" (3.05 x 3.18)

Bedroom 4 6'10" x 6'6" (2.08 x 1.98)

Bathroom 7'10" x 6'6" (2.39 x 1.98)

## Outside Front

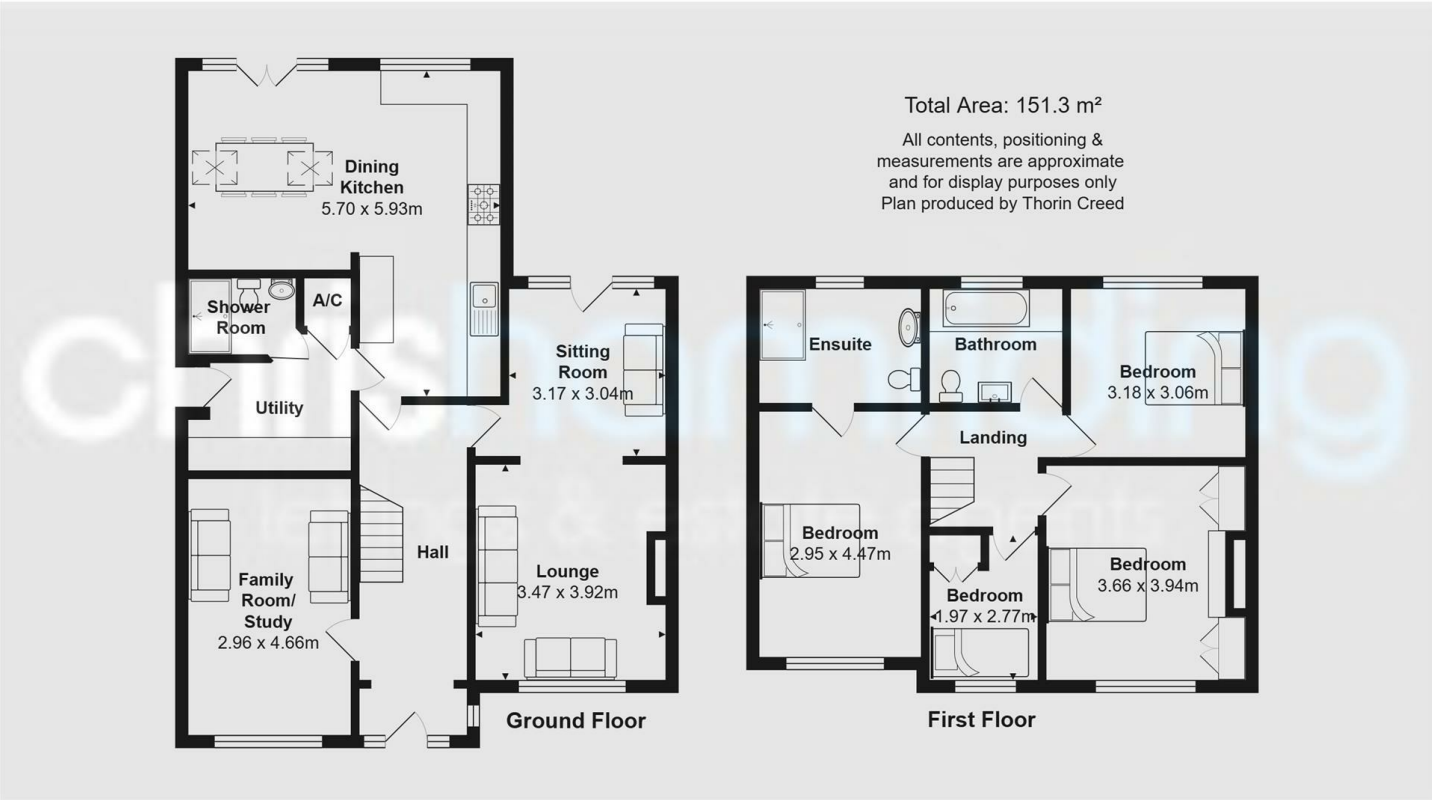
## Outside Rear

## Loft

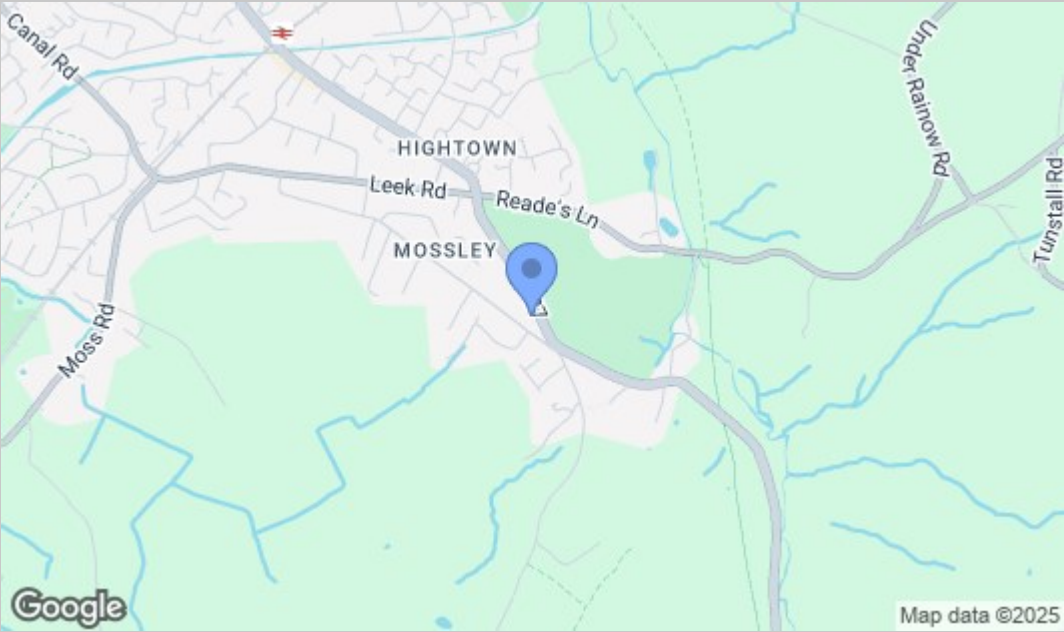
Interesting loft area with two rear skylights, ladder access, part boarded floors and a light.



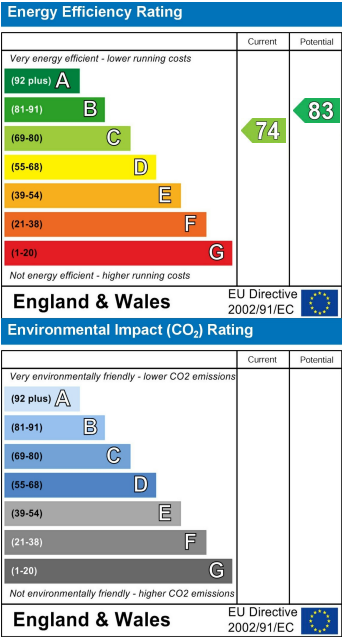
Floor Plan



Area Map



Energy Efficiency Graph



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