



**1 Brighton Crescent, Langley, Cheshire, SK11 0DL**

**Asking Price £440,000**

# I Brighton Crescent, Langley SK11 0DL

A beautifully proportioned three-bedroom semi-detached home, ideally located in the highly sought-after village of Langley, boasting stunning open views to the rear across adjoining fields. This picturesque village is renowned for its semi-rural charm, close proximity to scenic reservoirs, and convenient access to Macclesfield Forest and Teggs Nose Country Park.

The well-presented accommodation comprises an entrance hall, a spacious lounge, a separate dining room, and a modern fitted kitchen. Upstairs, there are three good-sized bedrooms and a family bathroom.

Set well back from the road, the property benefits from generous off-road parking and mature, landscaped borders. The rear garden features a raised lawn, a large patio area perfect for entertaining, and a versatile summerhouse that could serve as a home office, gym, or studio. A useful utility room is located to the side of the property, adding further practicality.

This is a superb opportunity to acquire a versatile and attractively located home—early viewing is strongly recommended.



Council Tax Band: D



### **Entrance Porch**

Timber panel, part glazed door through to the entrance porch with coat hanging space, window and inner door through to the entrance hall. - Size : -

### **Entrance Hall**

Timber flooring, stairs to the first floor landing and radiator. - Size : -

### **Lounge**

17'0" x 13'11" max

Double glazed window and matching French doors to outside, inset cast iron burner, raised hearth and timber mantel over, timber flooring, radiator. - Size : - 17' 0" x 13' 11" max (5.17m x 4.24m max)

### **Dining Room/Kitchen**

23'0" x 12'0" max

Open plan through to the kitchen having a double glazed window and matching doors to rear, tiled flooring, radiator.

Kitchen area with wall, base and drawer units, contrasting worksurfaces, single drainer sink unit, integrated electric oven, gas hob, extractor and microwave, wine rack, tiled splash backs, double glazed window, door to side. - Size : - 23' 0" x 12' 0" max (7.02m x 3.66m max)

### **Landing**

Radiator, double glazed window at the half landing point. - Size : -

### **Bedroom One**

13'11" x 9'11"

Double glazed window to rear with far reaching views of surrounding countryside, timber flooring, decorative cast iron fireplace, radiator. - Size : - 13' 11" x 9' 11" (4.24m x 3.03m)

### **Bedroom Two**

12'0" x 9'11" max

Double glazed window and radiator. - Size : - 12' 0" x 9' 11" max (3.66m x 3.03m max)

### **Bedroom Three**

10'2" x 6'6" max

Double glazed window and radiator. - Size : - 10' 2" x 6' 6" max (3.09m x 1.99m max)

### **Bathroom**

Tile panel bath, mains shower, WC and vanity wash hand basin, heated towel rail, double glazed window. - Size : -

### **Outside**

On approach, the property is well set back from the road enjoying extensive off road parking and built up mature borders. Steps rise to the main entrance, also providing access to the side of the property where there is a useful utility room. To the rear of the property is a raised lawned garden backing onto neighbouring farmland. There is also a large patio area and shed. - Size : -

### **Utility Room**

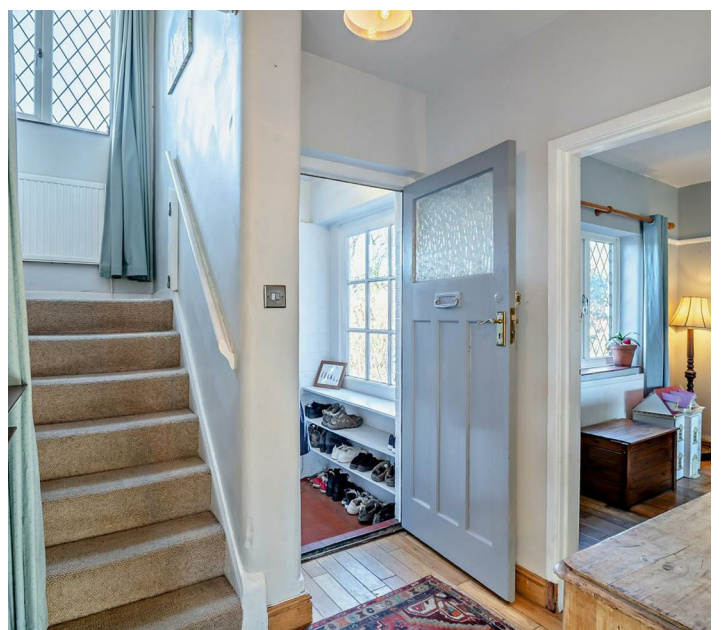
7'10" x 5'9"

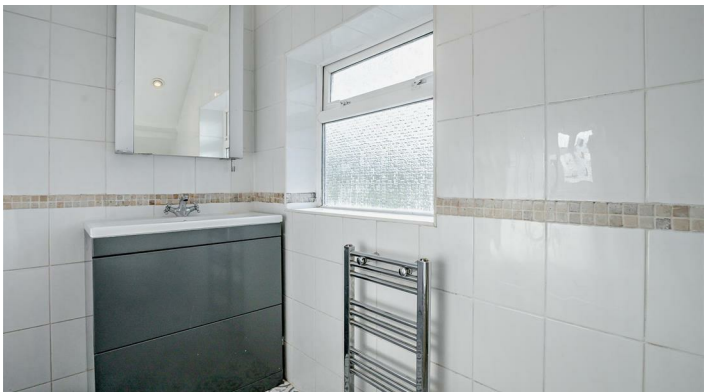
Plumbing for washing machine. Space for white goods. - Size : - 7' 10" x 5' 9" (2.39m x 1.76m)

### **Gym/Office/Summerhouse**

12'2" x 9'7"

Good sized for various uses. - Size : - 12' 2" x 9' 7" (3.71m x 2.91m)







## Directions

From the Macclesfield office Head out of Macclesfield on the Silk Road towards Bosley. Turn left at the traffic lights signposted Sutton and Langley. Continue along Byrons Lane, under the bridge and then take the left turn onto Jarman and follow the signs for Langley village where Brighton Crescent can be found.

## Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

## EPC Rating:

D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 68      | 80        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| EU Directive 2002/91/EC                     |         |           |
| England & Wales                             |         |           |

