



Falmouth Road, Congleton, CW12 3BH.  
£330,000

Whittaker Est. 1930  
& Biggs

# Falmouth Road, Congleton, CW12 3BH.

Situated in a peaceful location of Mossley we are pleased to present to the market this three-bedroom semi-detached home, offering superb views of the open countryside and golf course whilst backing on to the local canal.

The lawned gardens are immaculately cared for and offer an array of plants and shrubs whilst to the side and front there is a further lawned area along with dedicated parking spaces plus an attached single garage.

Internally the property comprises of a spacious lounge with again those previously mentioned views of the gardens, there is a dining room/family room and a separate breakfast kitchen with access to the garden, to complete the ground floor there is a family bathroom and separate wc.

To the first floor there are three bedrooms with the master bedroom offering the potential to create an ensuite shower room if desired.

Mossley offers a wide range of local amenities including a bakery and post office whilst Congleton train station is within close proximity, the town centre of Congleton also offers a wide range of eateries, bars and high street shopping facilities.

Rural walks are equally within easy reach on your doorstep with Macclesfield Canal a stone's throw away, whilst Bosley cloud, Astbury Mere Country Park and Biddulph valley way a short distance away.

Offered with no onward chain a viewing is essential to fully appreciate this home and its beautiful surroundings.



### Entrance Hallway

Having a UPVC front entrance door with access into the entrance hallway, access to the ground floor and stairs to the first floor landing.

### Lounge 15' 1" x 11' 4" (4.61m x 3.46m)

Having UPVC double glazed sliding doors with access to the garden area. Coving to ceiling. Feature fireplace with a coal effect electric fire with wooden mantle over.

### Dining Room 11' 11" x 10' 3" (3.64m x 3.12m)

Having a UPVC double glazed window to the front aspect overlooking the front garden. Coving to ceiling. Radiator.

### Kitchen 8' 8" x 11' 5" (2.63m x 3.48m)

Having a UPVC double glazed window to the side aspect and a UPVC door with access to the garden. Comprising of a range of wall cupboard and base units with work surfaces over, incorporating a stainless-steel sink and drainer with mixer taps over. Space for fridge freezer. Space for oven. Tiled splashback. Housing the boiler. Radiator.

### Bathroom 5' 7" x 5' 2" (1.69m x 1.57m)

Having a UPVC double glazed obscured window to the side aspect comprising of a two-piece suite featuring a panelled bath, pedestal wash hand basin with chrome mixer taps over. Radiator.

### Separate WC 4' 6" x 2' 7" (1.36m x 0.80m)

Having a UPVC double glazed obscured window to the side aspect. Comprising of a WC.

### First Floor Landing

Access to the loft. Radiator.

### Bedroom One 12' 0" x 14' 8" (3.66m x 4.47m)

Having a UPVC double glazed window to the front aspect. Radiator.

Access to Storage cupboard (2.69 x 2.55 into the eaves.)

Having a handy storage cupboard with space into the eaves. Has the potential to create an en-suite shower room or useful storage space. Separate cupboard housing the water tank with storage space above.

### Bedroom Two 11' 4" x 8' 6" (3.45m x 2.6m)

Having a UPVC double glazed window to the rear aspect with open views of the countryside. Radiator.

### Bedroom Three 8' 2" x 8' 7" (2.49m x 2.61m)

Having a UPVC double glazed window to the front aspect with views of the garden. Radiator.

### Externally

Having a lawned garden with an array of shrubs and mature bushes. An additional patio area to the side with side access gate to the front path leading to the side entrance door. Uninterrupted open views of the canal and countryside.

### Garage 16' 6" x 8' 4" (5.02m x 2.53m)

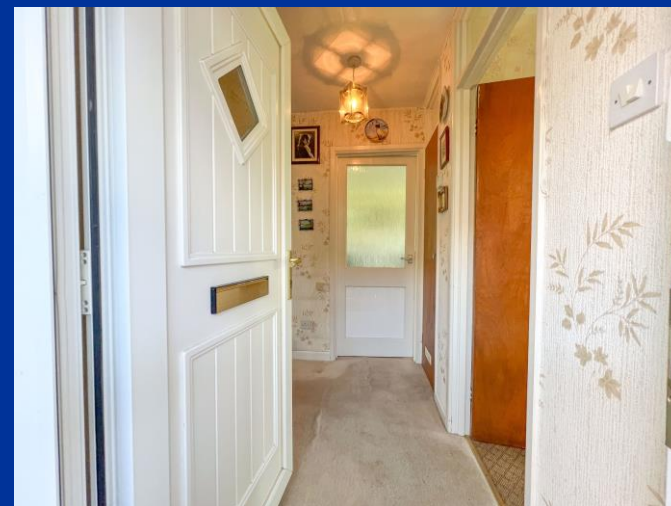
Having an up and over door.

Note:

Council Tax Band: C

EPC Rating: D

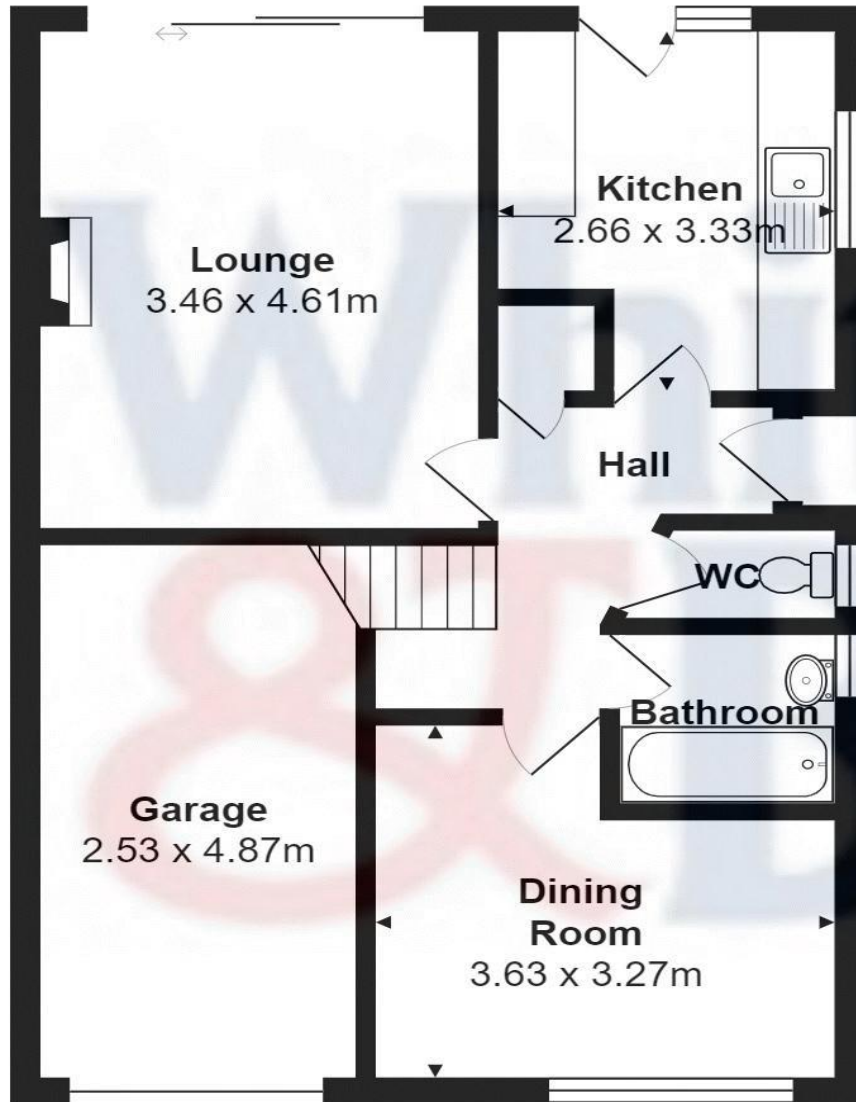
Tenure: believed to be Freehold



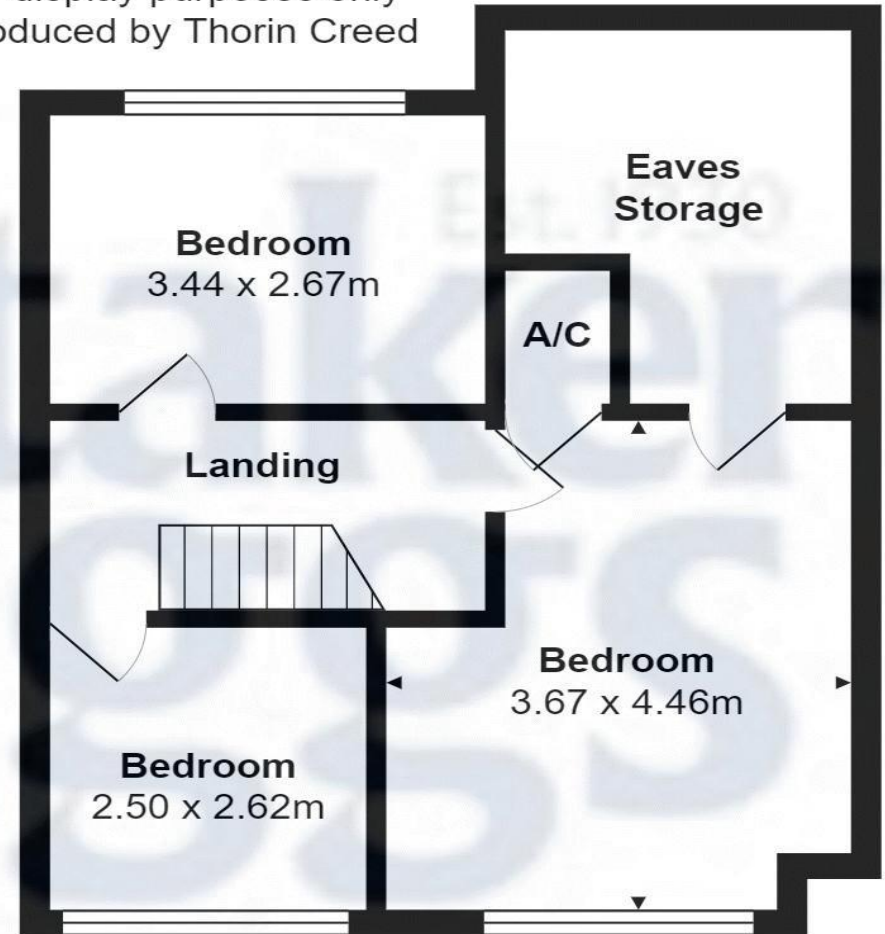




Total Area: 108.8 m<sup>2</sup>  
All contents, positioning &  
measurements are approximate  
and for display purposes only  
Plan produced by Thorin Creed



Ground Floor



First Floor



**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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