



Railway Cottages, Congleton, CW12 3DA.
Offers in Excess of £200,000

Whittaker ^{Est. 1930}
& Biggs

Railway Cottages, Congleton, CW12 3DA.

We are pleased to present to the market this two double bedroom property situated in the highly popular location of Mossley village.

Surrounded by woodland this hidden gem offers immaculately presented accommodation throughout. To the ground floor you are greeted into a spacious entrance hallway, two good size reception rooms, both with feature fireplaces which is a cosy enhancement during those winter months, separate kitchen and pantry which has the potential to create a downstairs cloakroom if desired.

To the first floor there are two double bedrooms and a superb size family bathroom with that all-important free-standing bath which certainly has the wow factor.

Externally the property has a low maintenance fully enclosed courtyard with an additional outhouse which is ideal for storage. There is also direct access via a side gate to the detached garage and off-road parking.

The property is accessed down a lane which benefits from a leafy open aspect and is also conveniently placed to the village shops at Hightown whilst Congleton Town hosts an array of fantastic eateries, bars and wide range of shops to suit your requirements.

Countryside walks are a short stroll away with Macclesfield Canal and Biddulph Valley way quite literally on your doorstep whilst Bosley Cloud is a short drive away.

Offered with no upward chain a viewing is highly recommended to appreciate the property and location.



Entrance Hall

Having a UPVC front entrance door with access into the entrance hallway.

Pantry Store 4' 0" x 4' 2" (1.22m x 1.26m)

Having a UPVC double glazed window to the front aspect. Having a range of wall mounted shelves for space and storage.

Under Stair Storage

Lounge 12' 0" x 11' 11" (3.65m x 3.64m)

Having a UPVC double glazed window to the rear aspect overlooking the rear patio area. Feature fireplace housing a electric coal effect fire with mantle surround and matching hearth. Coving to ceiling. Double radiator.

Dining Room 11' 2" x 12' 0" (3.4m x 3.65m)

Having a UPVC double glazed window to the front aspect. Feature fireplace housing an electric fire. Coving to ceiling. Double radiator.

Kitchen 5' 7" x 9' 7" (1.69m x 2.91m)

Having a UPVC window to the right aspect. Comprising of a range of shaker style wall cupboard and base units with work surfaces over incorporating a stainless steel sink and drainer with chrome mixer taps over, space for cooker, space and plumbing for washing machine. Integral fridge and freezer. Double radiator. Tiled floors. UPVC door with access to the garden. Access to the rear garden.

Bedroom One 12' 0" x 9' 0" (3.65m x 2.75m)

Having a UPVC double glazed window to the rear aspect. Feature fireplace with mantle over. Double radiator. Access to the loft.

Bedroom Two 11' 2" x 11' 11" (3.41m x 3.64m)

Having a UPVC double glazed window to the front aspect. Traditional style fitted wardrobe in alcove. Feature fireplace with mantle over. Double radiator.

First Floor Landing

Having a UPVC double glazed window to the front aspect. Access to the bedrooms and family bathroom, coving to ceiling.

Family Bathroom 8' 10" x 12' 0" (2.7m x 3.66m)

Having a UPVC double glazed obscure window to the rear aspect. Comprising of a four piece sweet featuring a freestanding bath with chrome mixer tap over, separate glass shower enclosure with power shower, low level WC, wash hand basin with chrome mixer taps. Partially tiled walls. Vinyl flooring. Double radiator, cupboard housing the boiler with storage below.

Garage 16' 2" x 10' 4" (4.94m x 3.14m)

Having power and lighting.

Outhouse 5' 9" x 5' 7" (1.74m x 1.69m)

Having a solid wood front door. Power and electric.

Outhouse Two 3' 7" x 3' 3" (1.09m x 1m)

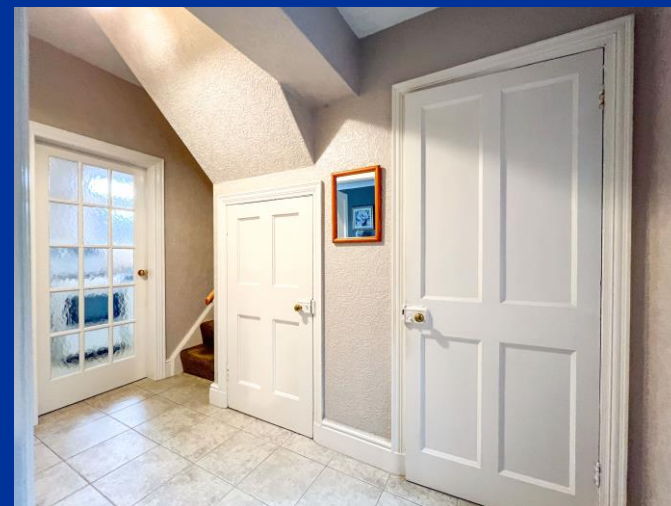
Having a UPVC double glazed window to the side aspect. Solid wood front door.

Note:

Council Tax Band: B

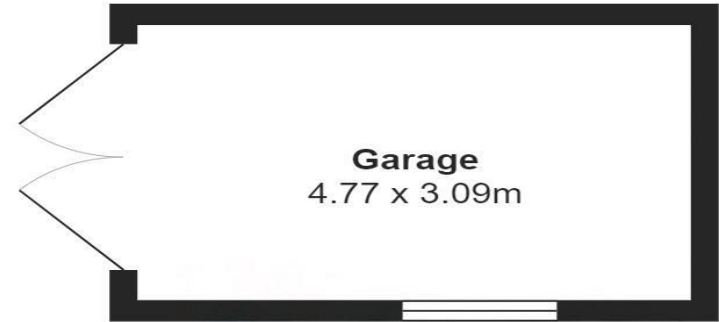
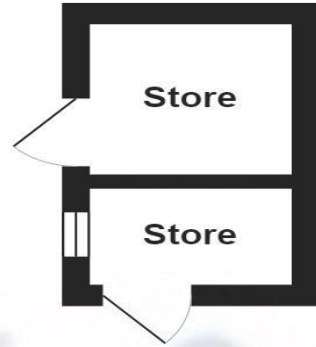
EPC Rating: E

Tenure: believed to be Freehold



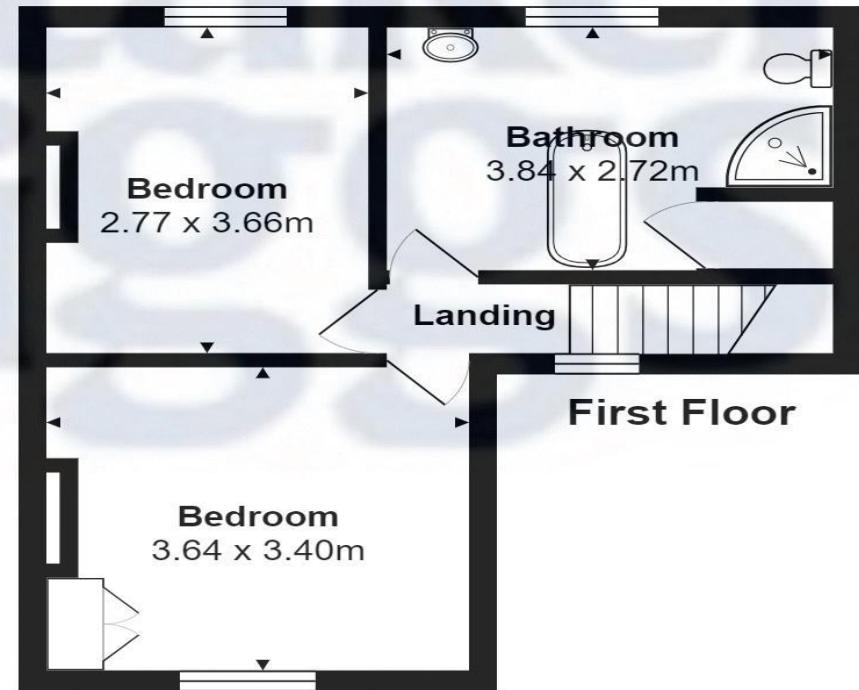
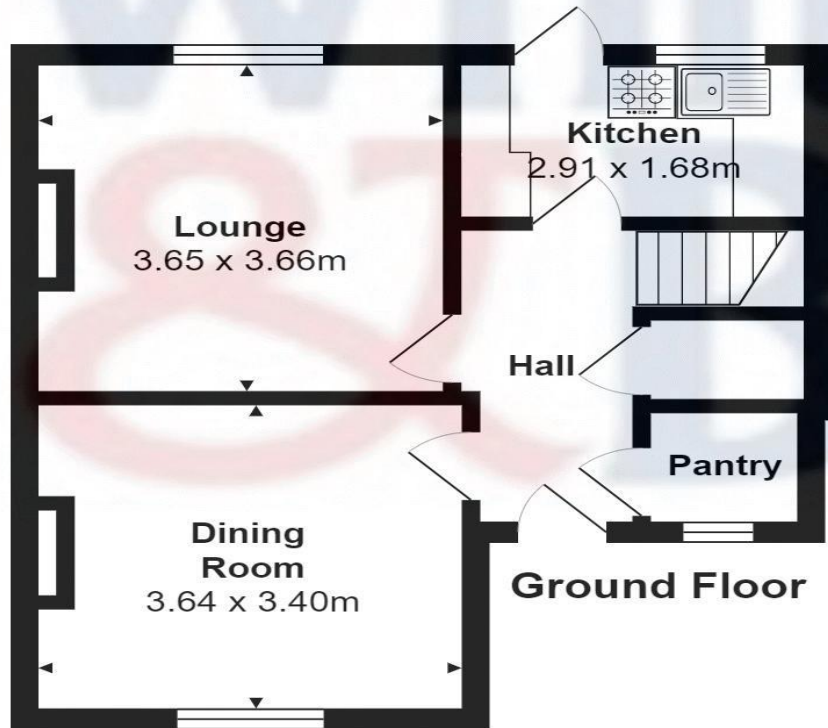






Total Area: 98.6 m²

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed





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