



Astbury Lane Ends, Congleton, CW12 3AY.  
£275,000

Whittaker & Biggs Est. 1930



## Astbury Lane Ends, Congleton, CW12 3AY.

Positioned on a superb size plot we are pleased to present to the market this three-bedroom semi-detached property, perfectly suited to a wide variety of purchasers. Located in the ever-popular village of Mossley with the local amenities of Hightown and the highly regarded Mossley Primary school within walking distance.

You are welcomed into a good size entrance hall which has been recently decorated and carpeted, the spacious lounge presents itself with a feature fireplace and sliding doors giving you access into the dining room and having fantastic views directly onto the gardens. The kitchen benefits from a useful pantry store and separate side access to the rear.

The first floor comprises of three bedrooms which have also recently been freshly carpeted and a good size family bathroom.

Externally and due to the superb plot size, the property has the potential to extend subject to planning permission.

The rear gardens have been well cared for by the current occupier and offer low maintenance, benefitting from being fully enclosed whilst offering a good degree of privacy. The extended driveway can accommodate multiple vehicles plus a caravan if desired, along with a detached garage.

The village of Mossley offers a range of local convenience stores and amenities, whilst Congleton town centre and the train station is within close proximity. There are an abundance of countryside walks on your doorstep with Macclesfield Canal and Bosley Cloud just to name a few.





We feel a viewing is highly favorable to fully appreciate the location and plot size.

#### Entrance Hallway

Having a UPVC front entrance door with glazed windows to the side. Access into the entrance hallway, radiator. Handy storage under the stairs.

#### Lounge 10' 10" x 13' 1" (3.30m x 4.00m)

Having a UPVC double glazed window to the front aspect with views of the front garden. Feature fireplace comprising of a coal effect gas fire with gold effect surround sat on a slate effect hearth with wooden mantle over. Radiator. Sliding doors with access into the dining area.

#### Dining Room 8' 11" x 11' 3" (2.72m x 3.44m)

UPVC double glazed window to the rear aspect overlooking the gardens. Radiator.

#### Kitchen 8' 4" x 11' 3" (2.55m x 3.42m)

Having a UPVC double glazed window to the right aspect overlooking the gardens. Having a UPVC rear door with access to the driveway and gardens. Having a range of wall cupboard and base units with worksurfaces over incorporating a stainless steel bowl sink and drainer with mixer tap over, space and plumbing for washing machine, space for cooker, space for fridge freezer. Having a handy pantry store with a shelving. Window to the side aspect.

#### First Floor Landing

Having a UPVC obscured double glaze window to the side aspect, allowing all that natural light to flow through.

#### Master Bedroom 10' 11" x 13' 10" (3.33m x 4.22m)

Having a UPVC window to the front aspect. Radiator.

#### Bedroom Two 11' 0" x 11' 3" (3.35m x 3.42m)

Having a UPVC double glazed window to the rear aspect overlooking the garden. Radiator.

#### Bedroom Three 6' 5" x 7' 3" (1.95m x 2.2m)

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

#### Family Bathroom 8' 1" x 6' 5" (2.46m x 1.95m)

Having a UPVC obscured window to the rear aspect. Comprising of a three piece suite featuring a panel bath, pedestal wash hand basin, WC with push flush. Radiator. Hand storage cupboard housing the water tank. Access to the loft.

Note:

Council Tax Band: C

EPC Rating: D

Tenure: believed to be Freehold



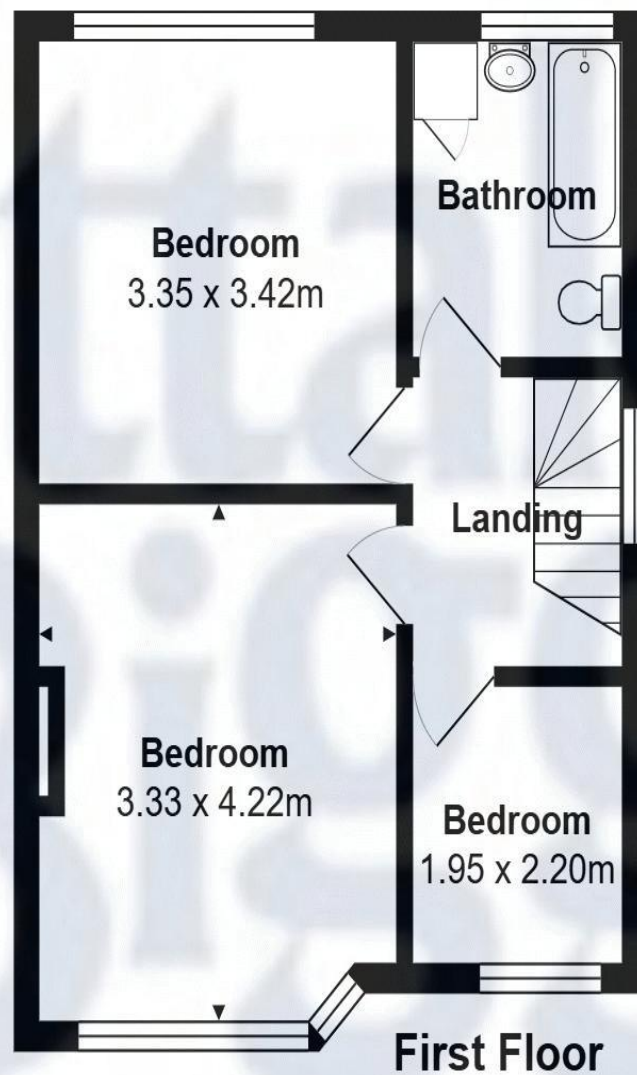
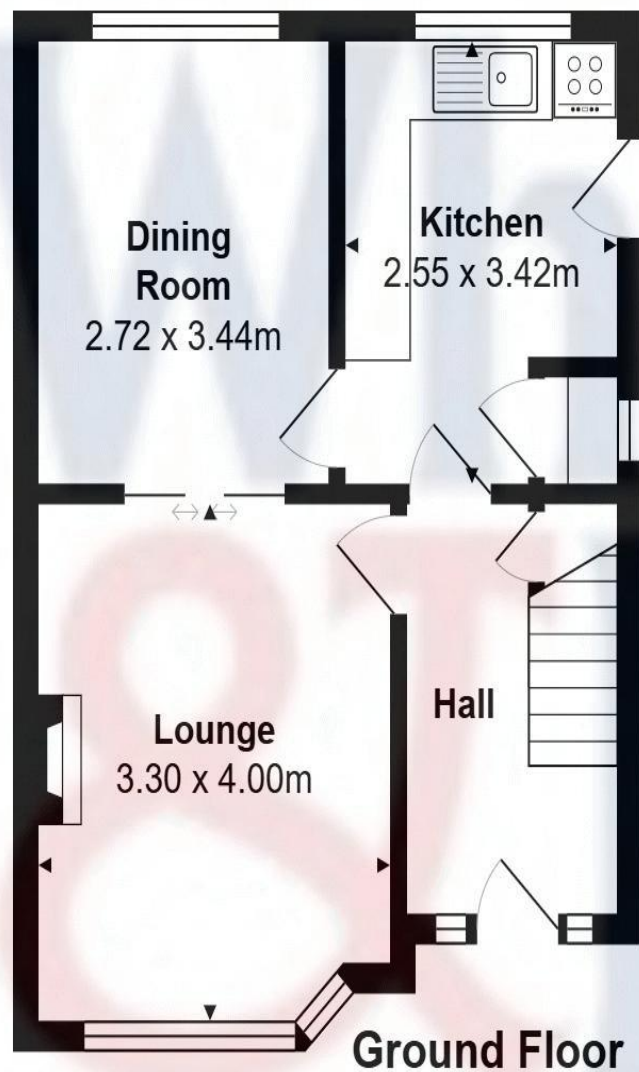












All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed

Total Area: 91.0 m<sup>2</sup>





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