



23 GOLDFINCH CLOSE, CONGLETON, CHESHIRE, CW12 3FB

£450,000 Offers Over



STEPHENSON BROWNE

A beautifully presented four-bedroom detached family home, immaculately maintained and thoughtfully enhanced by the current owners. Built in 1996 by McLean Homes as part of the highly regarded Victorian Series, this exceptional property has been extensively improved over the years to create a truly move-in ready home.

Upgrades include a modernised kitchen, utility room, downstairs WC, family bathroom and en suite, along with the addition of a third reception room, providing versatile living space ideal for modern family life.

Situated within the highly sought-after area of Mossley, the property enjoys a convenient yet peaceful location. Congleton town centre is just a short walk away, offering a wide range of amenities for day-to-day needs. The home is well placed for highly regarded local schools, scenic countryside walks, and benefits from a bus route at the bottom of the estate. A nearby children's playground further enhances the family-friendly appeal of this desirable setting.

Internally, the ground floor comprises a welcoming entrance hallway with useful under-stairs storage, a spacious lounge featuring a bay window and attractive decorative fireplace, flowing through to a formal dining area. Folding doors open into the additional sitting room, which enjoys views and direct access to the south-west facing rear garden, allowing an abundance of natural light throughout the day.

The contemporary kitchen is fitted with a range of high-quality NEFF integrated appliances and leads through to the utility room including a Bosch dishwasher and space and plumbing for a washer/dryer. From here, there is access to the downstairs WC, the integral garage, and an external side entrance.

To the first floor are four well-proportioned bedrooms. Bedrooms one and two both benefit from fitted wardrobes, with the principal bedroom also enjoying additional drawer storage and a stylish modern en suite. A well-appointed family bathroom serves the remaining bedrooms.



Externally, the property continues to impress with a neatly maintained front lawn and a paved driveway providing off-road parking for two vehicles, leading to the garage. Gated side access opens into the beautifully landscaped rear garden, which is thoughtfully arranged with a variety of mature plants and greenery bordering a well-maintained lawn, along with a further paved patio area ideal for alfresco dining. Benefiting from a prime south-west facing aspect, this delightful outdoor space is perfect for entertaining family and friends or simply relaxing during the warmer summer months.

Don't miss out on this fantastic opportunity to acquire an exceptional family home in one of Congleton's most desirable locations. Early viewing is highly recommended.

#### Hallway

External ROCK front entrance door, ceiling light fitting, carpet flooring, under stair storage, power points, thermostat, stair access to the first floor accommodation.

#### Lounge

15'9 x 10'11 max

UPVC double glazed window to the front elevation, two ceiling light fittings, decorative feature fireplace, carpet flooring, central heating radiator, power points.

#### Dining Room

9'10 x 8'8

Ceiling light fitting, central heating radiator, power points, wood effect flooring, double glazed bifolding door into sitting room.

#### Sitting Room

11'11" x 8'7"

UPVC double glazed window to the rear elevation and UPVC double glazed windows and folding patio doors to the side elevation, ceiling spotlights, wood effect flooring, vertical central heating radiator, power points, full fiber broadband hub.

#### Kitchen

13'3 x 11'3 max

Contemporary breakfast kitchen comprising high quality wall and base units with Granite work surface over, integrated sink with stainless steel mixer tap, integrated NEFF oven and microwave, NEFF fridge and freezer, NEFF induction hob with extractor over, tiled flooring, ceiling spotlights, vertical central heating radiator, ample power points.



## Utility

6'5 x 4'9

ROCK external side access door, UPVC double glazed window to the side elevation, base units with work surface over, glass splash back, integrated stainless steel sink with single drainer and mixer tap, space and plumbing for a washer/dryer, integrated Bosch dishwasher, tiled flooring, ceiling spotlights, power points, central heating radiator.

## WC

4'8" x 3'5"

Low level WC, hand wash basin with mixer tap, tiled flooring and half tiled walls throughout, UPVC double glazed window to the rear elevation, ceiling spotlights.

## Integral Garage

16'3" x 8'1"

Roller garage door, insulated and only accessible to open from the inside, houses the boiler, power and light, fire door access into the garage from the utility.

## Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, central heating radiator, power point, access to the loft space which is boarded, insulated and provides a drop down ladder.

## Bedroom One

12'1 x 11'2

UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, built in wardrobes providing additional draw storage within, power points, direct access into the En suite.

## En Suite

7'3" x 5'4"

Modern three piece suite comprising low level wall hung toilet, vanity unit with counter top basin and mixer tap, LED wall mounted mirror, walk in mains mixer shower with removable shower head, chrome heated towel rail, tiled walls and flooring throughout, UPVC double glazed window to the front elevation, extractor fan.

## Bedroom Two

12'8 x 8'6 max

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, built in mirrored wardrobes, power points.



### **Bedroom Three**

11'9 x 8'9 max

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

### **Bedroom Four**

11'2 x 8'6 max

UPVC double glazed window to the rear elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

### **Family Bathroom**

7'9 x 7'5

Stylish three piece suite comprising vanity unit with low level WC and inset counter top basin with mixer tap, wall mounted mirror, walk in mains mixer shower with removable shower head, chromed heated towel rail, tiled walls and flooring throughout, UPVC double glazed window to the rear elevation, extractor fan.

### **Externally**

Externally, the property features a well-kept front lawn and a paved driveway offering off-road parking for two vehicles, leading to the garage. Lockable aluminium side gates provide secure access to the rear garden, which is attractively landscaped with mature plants and greenery surrounding a neatly maintained lawn. A paved patio area offers an ideal space for outdoor dining and entertaining. With a desirable south-west facing aspect, the garden is perfect for enjoying sunny days and relaxing with family and friends.

### **Tenure**

We understand from the vendor that the property is Freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

### **Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

### **AML Disclosure**

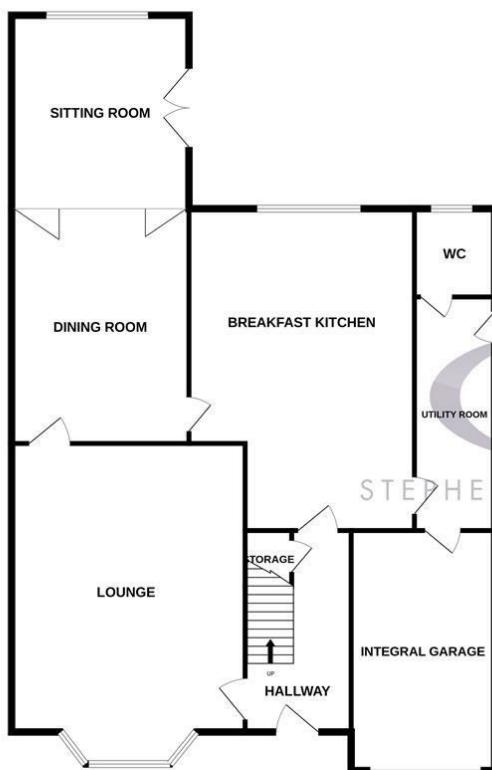
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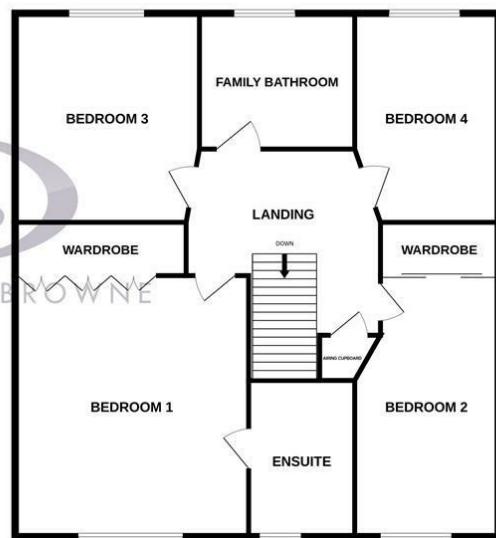


## Floor Plan

GROUND FLOOR

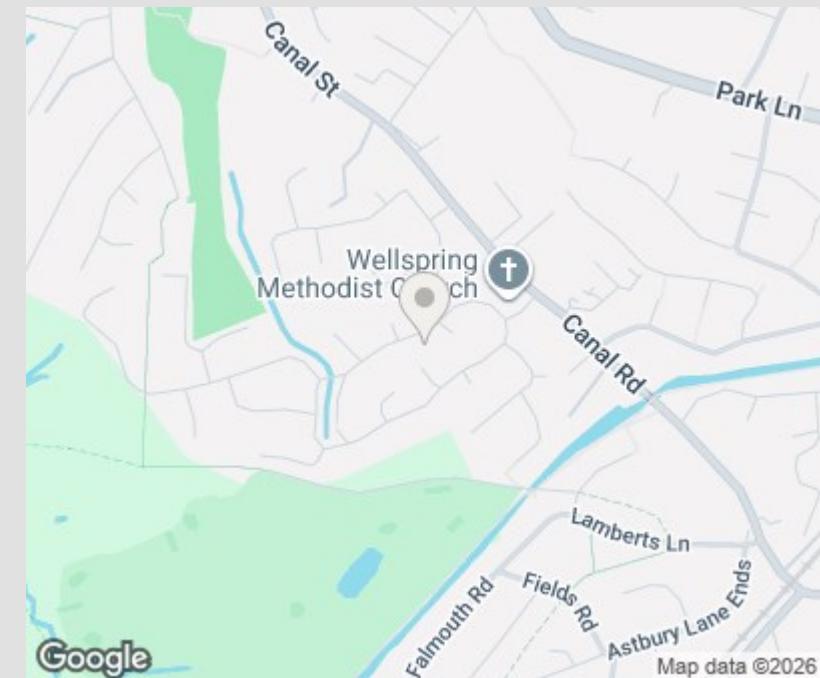


1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for indicative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



### Energy Efficiency Rating

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

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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