



STEPHENSON BROWNE

Leek Road, Congleton

CW12 3HX



Offers Over £425,000



DESCRIPTION

Occupying a highly desirable position on sought-after Leek Road, this charming and substantially extended four-bedroom semi-detached character home offers spacious and versatile accommodation, perfectly tailored to modern family living. Beautifully presented and meticulously maintained throughout, the property combines period character with contemporary finishes to create a truly impressive family home.

Ideally situated within walking distance of Mossley train station, High Town's local shops and everyday amenities, the property also enjoys easy access to the vibrant centre of Congleton and falls within the catchment area of the highly regarded Mossley C of E Primary School.

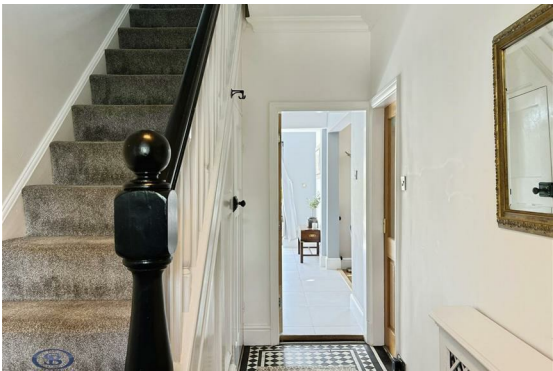
The heart of the home is an outstanding contemporary dining kitchen, fitted with a range of stylish units, integrated appliances and a substantial central island, creating a superb space for both family life and entertaining. Bi-fold doors open directly onto the rear garden, seamlessly blending indoor and outdoor living. The kitchen flows effortlessly into the dining/sitting room and lounge, providing an inviting and sociable layout ideal for relaxation and hosting guests. In addition, a separate reception room offers excellent flexibility and is currently utilised as a study, although it could equally serve as a playroom, utility space or additional bedroom if required.



To the first floor, there are four well-proportioned bedrooms. The principal bedroom benefits from a recently created en-suite shower room, thoughtfully converted from the original dressing room to enhance both convenience and practicality. A stylish family bathroom serves the remaining bedrooms.

Externally, the property continues to impress. A private driveway to the front provides ample off-road parking, the rear leads to the beautifully landscaped south-facing rear garden. Designed for low-maintenance enjoyment, the garden features a raised patio ideal for outdoor seating and al fresco dining, additional terraced areas and an artificial lawn, creating a wonderful space for entertaining and family enjoyment throughout the year.

This exceptional turnkey home offers generous living accommodation, versatile spaces, high-quality finishes and an enviable location, making it an ideal choice for growing families seeking a home ready to move straight into and enjoy.



Entrance Hall

13'5" x 6'3" (incl stairs)
External front entrance door, checkered style tiled flooring, ceiling light fitting, central heating radiator with radiator cover, access to under stair storage, power point, providing access to further ground floor accomadation and stair access to the first floor accommodation.

Lounge

11'3" x 11'10"
UPVC double glazed bay window to the front elevation, ceiling light fitting, wood effect flooring, central heating radiator, power points, inset fireplace, coving, open access into the dining/sitting room.

Dining/Sitting Room

12'3" x 11'10"
UPVC double glazed French doors to the rear elevation, ceiling light fitting, wood effect flooring, log burning stove situated on a tiled hearth with a feature brick surround, coving, power points, open access into the Dining kitchen.

Dining Kitchen

15'8" x 15'7"
Modern fitted kitchen with central island comprising wall and base units with work surface over, tiled splash back, sink with double drainer and mixer tap, integrated double oven, induction hob, integrated dishwasher, space for a large American style fridge freezer, integrated wine cooler and seating area to the island with draw storage, tiled flooring with under floor heating, ceiling spotlights and ceiling light fitting, two skylights, ample power points, direct access into the study/reception.

Study/Reception

14'2" x 8'1"
UPVC double glazed window to the front elevation, two ceiling light fitting, carpet flooring, central heating radiator, houses the boiler, base unit to house washer/dryer, power points.



Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring.

Bedroom One

15'11" x 8'3"
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, wall inset for wall mounted TV, power points, access into the en suite.

En Suite

8'3" x 4'5"
Newly fitted three piece shower suite comprising low level WC, vanity unit hand wash basin with mixer tap and storage underneath, walk in mixer shower with rainfall shower head and removable showerhead, tiled splash back, chrome heated towel rail, herringbone style wood effect flooring, ceiling spotlights, UPVC double glazed window to the rear elevation.

Bedroom Two

11'10" x 11'3"
UPVC double glazed window to the front elevation, ceiling light fitting, fitted wardrobes, central heating radiator, carpet flooring, power points.

Bedroom Three

12'4" x 11'10"
UPVC double glazed window to the rear elevation, ceiling light fitting, feature fireplace mantel with brick surround, carpet flooring, central heating radiator, power points.

Bedroom Four/Nursey

7'1" x 6'4"
UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.



Bathroom

6'4" x 6'3"

Three piece suite comprising low level WC, vanity unit hand wash basin with mixer tap and storage underneath, low level bath with mixer tap and shower above, rainfall shower head and removable shower head, tiled splash back, ceiling spotlights, tiled flooring, chrome heated towel rail.

Externally

Off road parking to the front elevation for up to three vehicles, to the rear is a south facing garden providing a raised decking area for seating a further patio area and artificial lawned areas for easy maintenance. In addition to the rear space is available to house an outdoor shed for storage or summer house.

Tenure

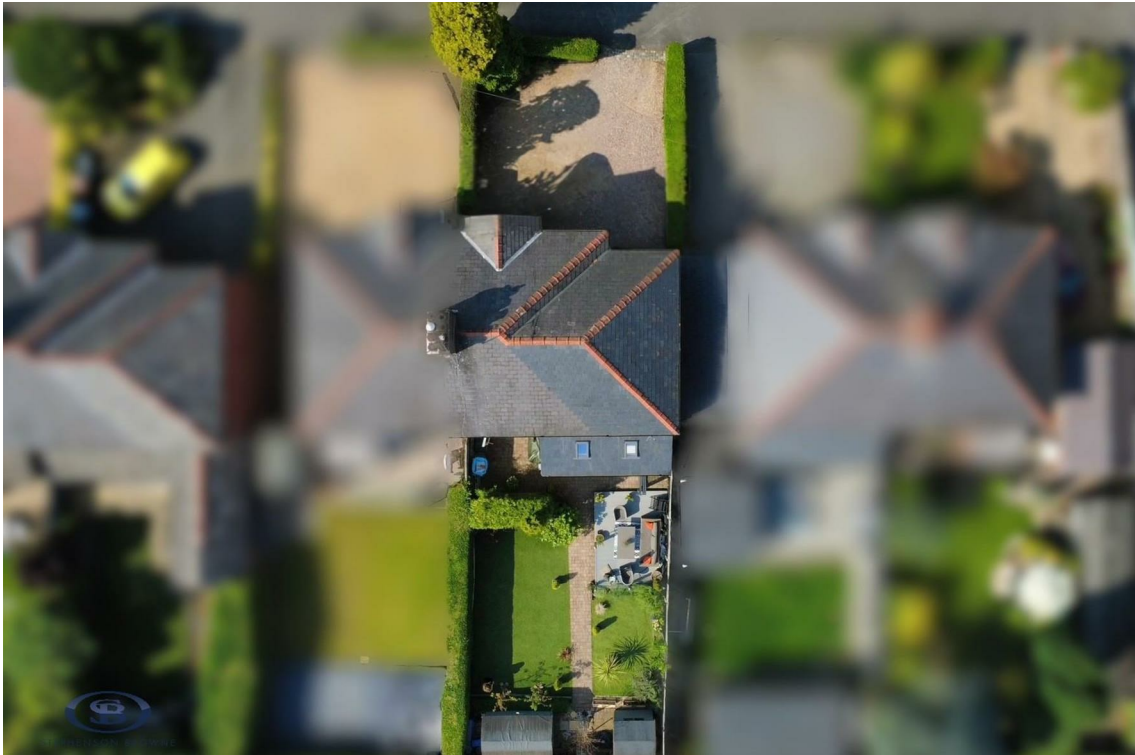
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

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

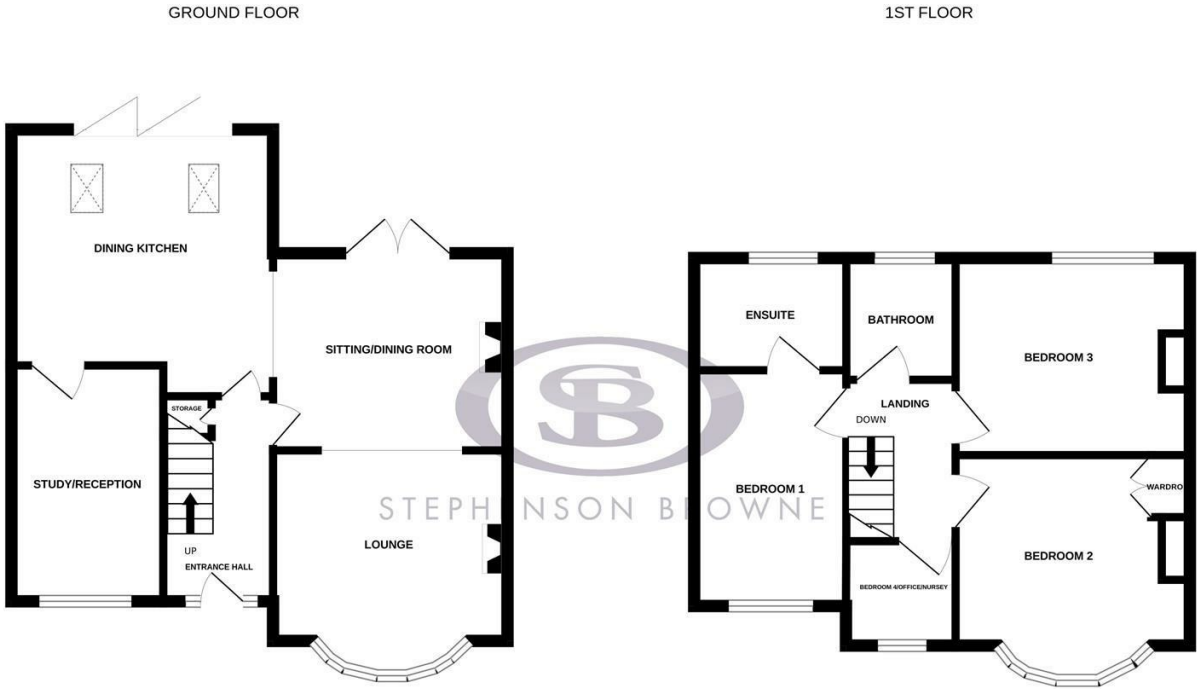
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Floorplans

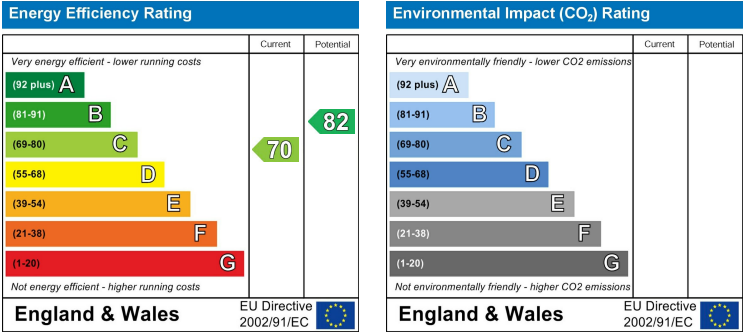


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



EPC Rating



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