



STEPHENSON BROWNE

**Biddulph Road,
Congleton**
CW12 3LG



Offers Over £450,000

DESCRIPTION

**** OFFERED FOR SALE WITH NO ONWARD ****

Originally built in 1890, this magnificent detached home offers a rare opportunity to acquire a property rich in character and period charm. Nestled in one of Congleton's most desirable areas, it enjoys a peaceful setting surrounded by mature wraparound gardens. The spacious interiors feature timeless details and provide an elegant foundation for updating. While some improvement is required, the property is fully habitable, allowing work to be carried out gradually over time to create a truly exceptional family home.

From the moment you step into the grand entrance hall, the tone is set for the rest of this elegant home. Classic features such as large stained glass bay windows, soaring high ceilings, and intricate plasterwork reflect the property's heritage, while modern enhancements ensure comfort and convenience for everyday life.

The generous ground floor layout is ideal for both relaxed living and entertaining. A spacious lounge leads effortlessly into an open-plan dining kitchen and bright conservatory, creating a warm and sociable hub at the heart of the home. A separate utility room and downstairs WC add practicality, while a second sitting room with French doors opens



directly onto the garden, offering a peaceful retreat or additional family space.

Upstairs, you'll find four well-sized double bedrooms along with a fifth single bedroom currently used as a study, ideal for home working or flexible family needs. A stylish main family bathroom and an additional shower room serve the bedrooms, adding to the home's functionality.



Outside, the beautifully landscaped gardens wrap around the property, offering complete privacy and a variety of spaces to enjoy during the warmer months. A useful outbuilding, WC, side access to a detached garage, and two additional off-road parking spaces complete the external offering.

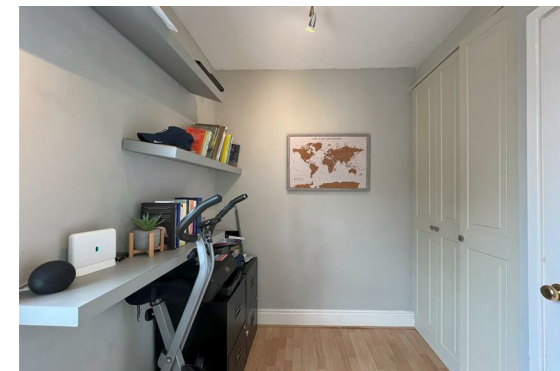
Set within a leafy and desirable part of Mossley, close to local conservation areas, this location is regarded as one of Congleton's most prestigious. The village offers a fantastic lifestyle with a variety of local shops just a short stroll away, while Congleton town centre is easily reached in minutes. The nearby train station and quick access to the A34 make commuting simple, and excellent local schools at both primary and secondary level add to the area's family appeal.

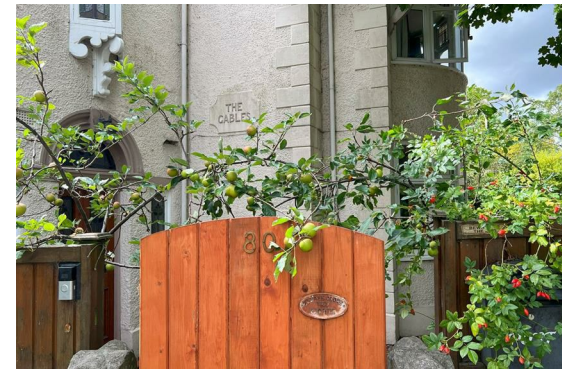
This is a rare opportunity to own a home of such scale, charm, and setting. Early internal inspection is highly advised to fully appreciate all this fantastic home has to offer!



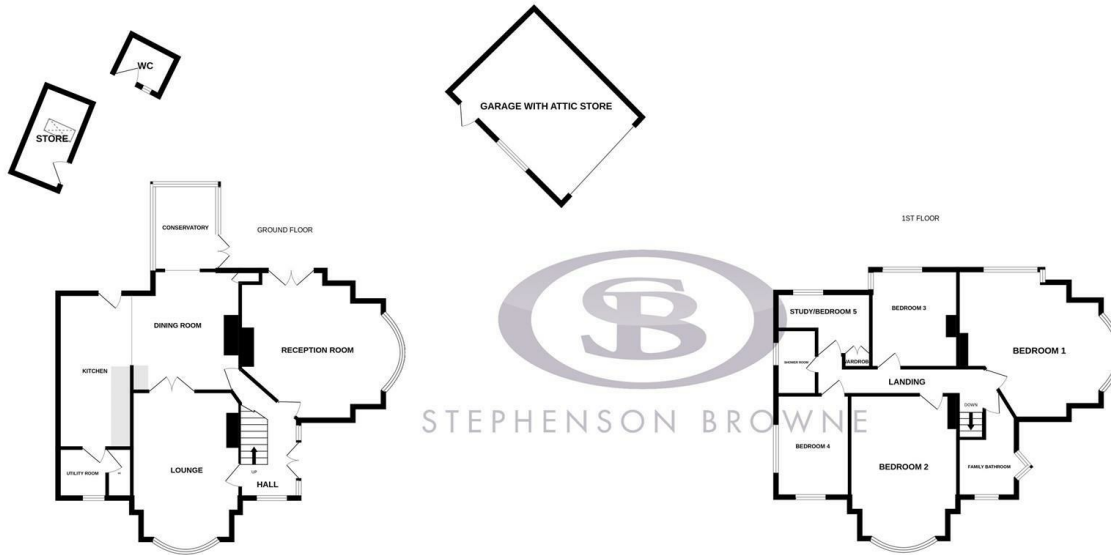








Floorplans



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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2ND FLOOR

Area Map



EPC Rating

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC	55	England & Wales
		75	EU Directive 2002/91/EC

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