



## Silvergate House Astbury Lane Ends, Congleton, CW12 3AY

Asking Price £350,000

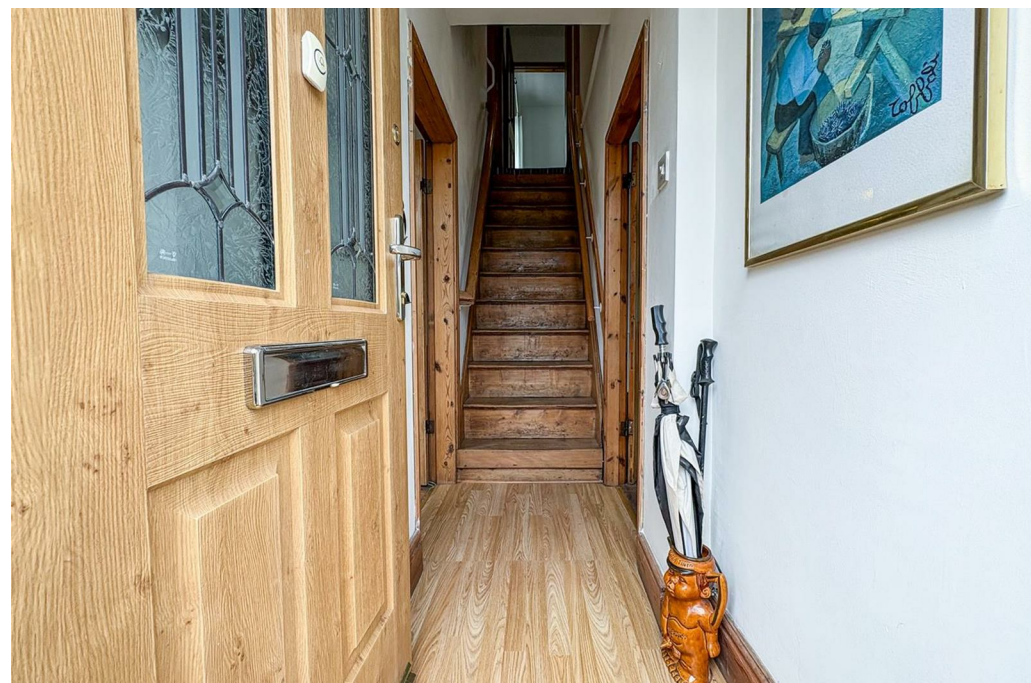
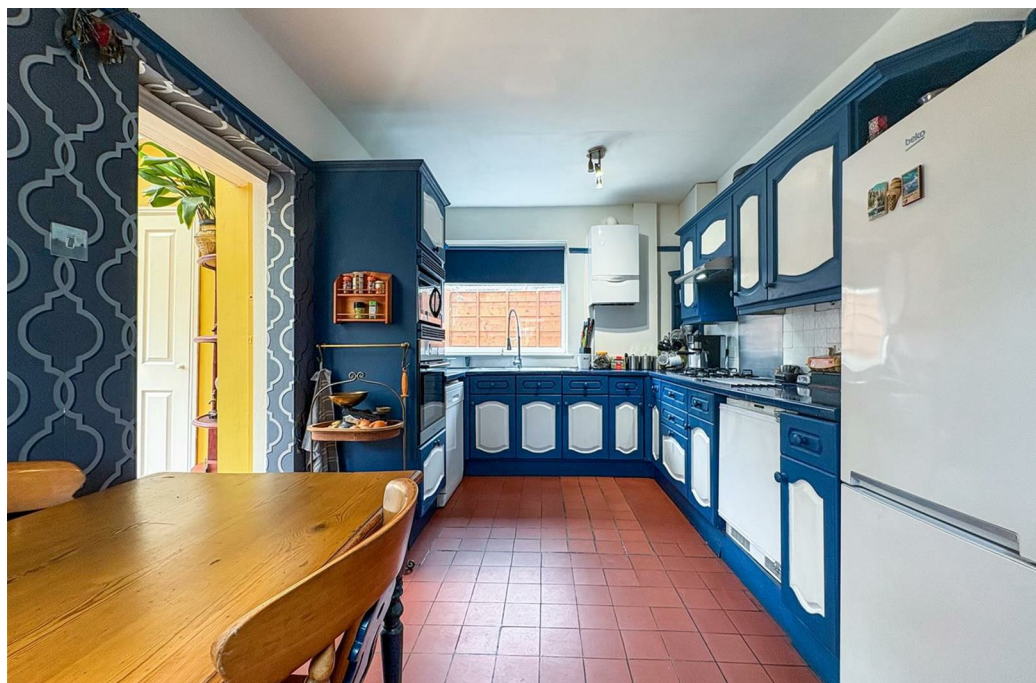
- Individual Three Bedroom Detached Character Home
- Two Inviting & Cosy Reception Rooms
- Good Size Dining Kitchen & Separate Conservatory
- Utility Room & WC
- Fully Equipped Family Bathroom
- Detached Garage & Driveway To The Rear Of The Property
- Spacious Gravelled Frontage With Access Via Private Gates
- Close To Local Amenities & Congleton Railway Station
- Sought After Location Of Mossley
- Countryside Walks On Your Doorstep

# Silvergate House Astbury Lane Ends, Congleton CW12 3AY

Nestled in a highly sought-after location, this charming three-bedroom detached residence is brimming with character and offers spacious, versatile accommodation ideal for modern and practical family living.



Council Tax Band: D



The property boasts two reception rooms, providing excellent space for both relaxation and entertaining with the main living room featuring a cosy log burner- perfect for those cooler nights. At the heart of the home is an open-plan dining kitchen, seamlessly flowing into a bright and airy conservatory that enjoys views over the rear patio and decking area. A separate utility room and convenient ground floor WC further enhance of this well-appointed home.

Continuing upstairs there are three bedrooms with two of the bedrooms fitted with bespoke wardrobes along with a family bathroom to complete the first floor.

Externally, the property benefits from attractive rear gardens featuring a defined patio and decking area, perfect for al fresco dining and outdoor entertaining along with a low maintenance lawned area. There is also access to a detached garage/workshop, offering excellent storage or hobby space.

With a fantastic size gravelled frontage equipped a mix of established plants & flowering shrubs that provide all year interest which enhances the property's kerb appeal further. Access is via private double gates whilst to the rear there is additional entry at the rear of the property with parking for vehicles and access to the detached garage.

Positioned in a prime location, the property enjoys countryside walks with Macclesfield canal on your doorstep - whilst remaining within easy reach of Congleton railway station and the town centre, plus a range of local amenities a short distance away.

This character home combines the feel of semi-rural living with the convenience of excellent transport links and everyday facilities nearby, an early viewing is highly recommended to fully appreciate the character, spacious plot size and location of this home.

#### **Entrance Hallway**

Having a composite front entrance door with access into the entrance hallway, stairs to the first floor landing and access to the ground floor floor

Wood effect laminate flooring

#### **Dining Room/ Snug**

11'7" x 8'8" into 7'8"

Having a UPVC double glazed window to the front aspect. Feature fireplace with cast iron fireplace with tiled hearth. Double radiator. Solid wood flooring. Radiator.

#### **Lounge**

14'11" x 14'4" into bay window

Having a feature UPVC double glazed walk -in bay window to the front aspect and a UPVC double glazed

window to the side aspect.

Original feature fireplace with cast iron range incorporating a wood burner stove sat on a tiled hearth with mantle and surround.

Access to the dining kitchen.

#### **Dining/ Kitchen**

15'8" x 9'1"

Having a UPVC double glazed window with dual aspect windows to the side aspect.

Comprising of a range of wall cupboard and base units with work surfaces over incorporating a stainless steel one and a half bowl sink and drainer with chrome mixer taps over, gas hob with stainless steel extractor hood over, oven with space for microwave above. Space for washing machine and space for fridge freezer. Original tiled flooring. Double radiator.

Access to the conservatory.

#### **Conservatory**

8'5" x 11'5"

Having a UPVC double glazed window to side aspect. French patio doors to side and rear aspect with access to the gardens and decking area . Wood effect laminate flooring.

Access to the utility room and WC.

#### **Utility Room**

4'11" x 4'2"

Having a UPVC double glazed window to the side aspect. Belfast style sink with chrome taps over space and plumbing for washing machine. Original tiled flooring.

#### **WC**

4'8" x 2'1"

Having a UPVC double glazed window to the rear aspect

Comprising of a WC with push flush. Tiled flooring.

#### **First Floor Landing**

Access to the bedrooms and family bathroom

#### **Bedroom One**

11'11" x 11'9"

Having a UPVC double glazed window to the front aspect. Fitted wardrobe in the alcove. Double radiator.

#### **Bedroom Two**

11'6" x 7'6"

Having a UPVC double glazed window to the front aspect. Double radiator.

Two fitted wardrobes in the alcove.

### **Bedroom Three**

9'10" x 5'10"

Having a UPVC double glazed window to the side aspect.

Radiator.

### **Family Bathroom**

9'1" x 5'1"

Having a UPVC double glazed window to the rear aspect

Comprising of a panel bath with shower attachment over, WC, pedestal wash hand basin with mixer taps over, partially tiled walls. Laminate flooring. Double radiator. Access to the loft

### **Garage/Workshop**

18'6" x 9'6"

Double doors opening into the garage - Power & lighting.

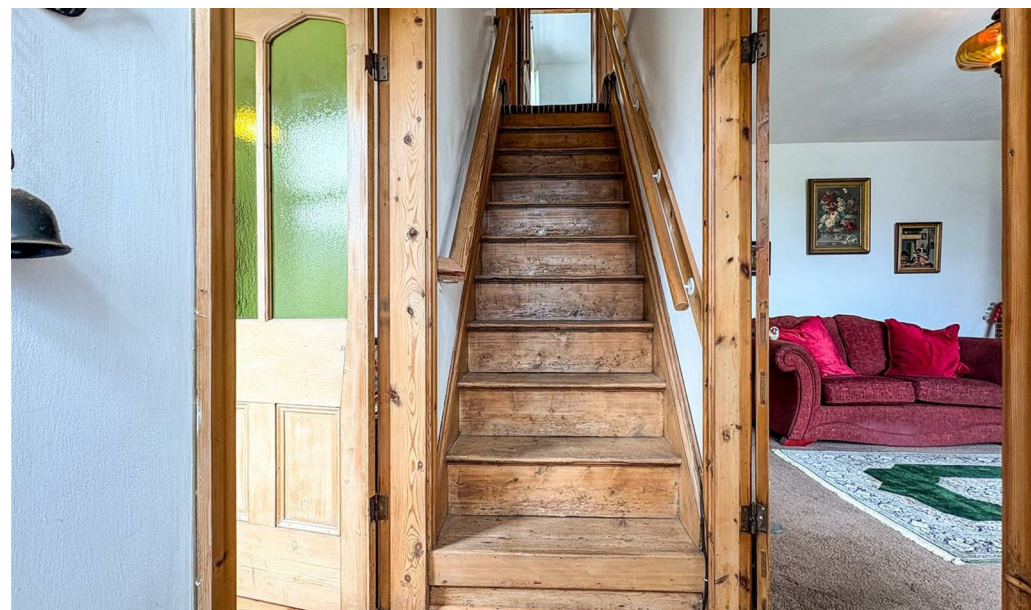
### **Externally**

To the front of the property there are double opening gates with direct access to the gravelled driveway providing private off- road parking. Equipped with an array of mature shrubs and plants potted in wooden sleepers. There is pathway to the side allowing access to rear of he property and to the detached garage.

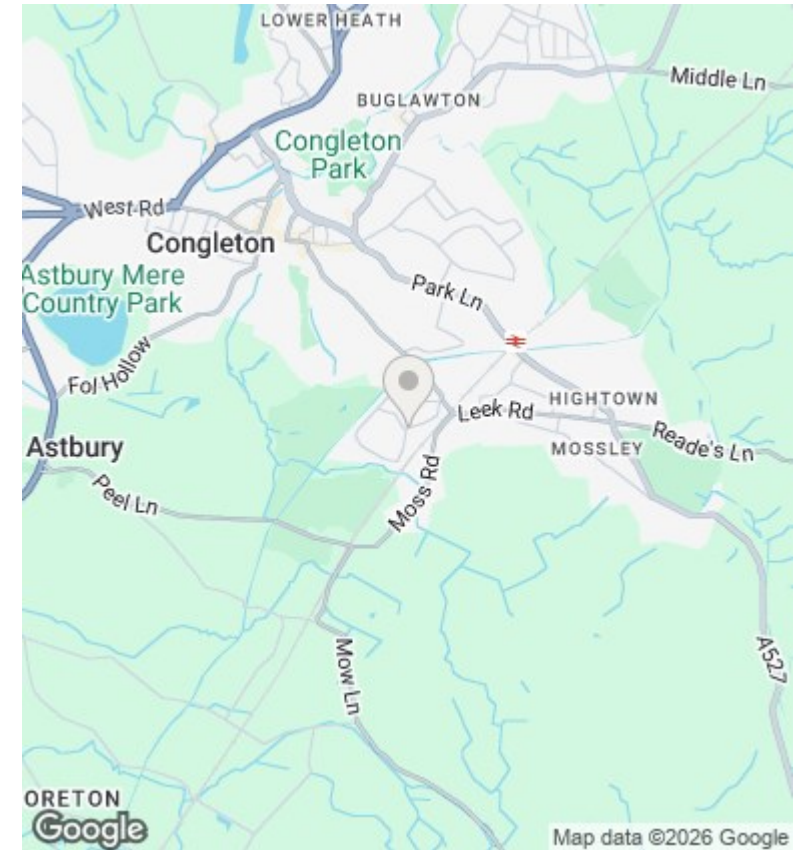
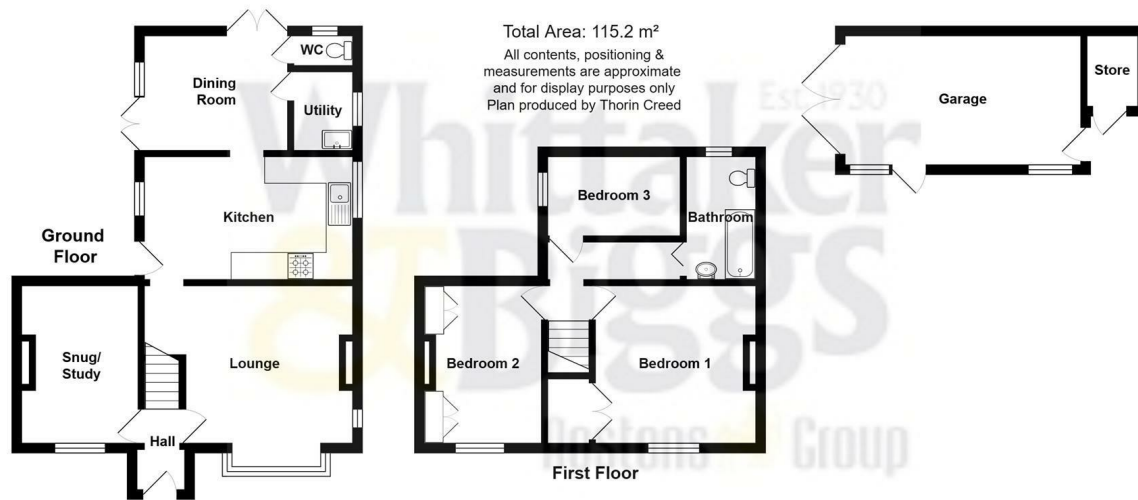
To the rear of the property there is parking area for vehicles with access to the single garage, plus a garden area which is mainly laid to lawn and a separate enclosed gravelled patio area and decking area.

### **AML REGULATIONS.**

We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>56</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	