



## 76 Edinburgh Road, Congleton, Cheshire, CW12 3EN

Asking Price £295,000

- An Individual Three Bedroom Detached Family Home
- Rear Porch With Walkin Store
- Fully Enclosed South Facing Rear Garden With Patio Area
- Spacious Dining Kitchen With Cozy Wood Burning Stove
- Newly Refurbished On- Trend Family Bathroom
- Double Width Tarmacadam Driveway
- Lounge With Open Fire
- Boarded Loft With THe Potential To Convert ( Subject To Planning )
- Close Proximity To Hightown & Congleton Train Station

# 76 Edinburgh Road, Congleton CW12 3EN

This detached family home was built in the 1950's, with the current vendors being the second owners from new. The house is situated just off Park Lane, ideally located for Congleton Train station and the town centre.

This family home has character with original features to the hallway including oak flooring and entrance door which has been well preserved along with recently installed UPVC double glazing throughout the home.



Council Tax Band: D



The open plan kitchen has a defined living and dining areas with the benefit of a cast iron wood burning stove and double doors with full length glazed panels provided views and access onto the generous sized rear garden.

Leading from the kitchen is a vestibule and storage area which offers potential to create a utility space.

In addition, there is a cosy lounge with a feature fireplace and an open fire, providing an attractive focal point and welcomed feature during the winter months. The first floor offers three bedrooms including two excellent sized double rooms.

The front bedroom has built in wardrobes and there is a recently refurbished family bathroom with over bath shower and a modern suite.

Externally the property provides parking in abundance with its extensive frontage. The rear garden enjoys a South facing position and is fully enclosed offering a good degree of privacy, laid to lawn with an adjoining patio.

There is also a detached timber constructed workshop.

The plot offers potential to extend the existing accommodation or conversion of the loft space.

There are local amenities of High town, Mossley nearby as well as canal side walks and a children's playground situated at the end of the street. An ideal family home with character and style.

#### **Entrance Porch**

Fully enclosed entrance porch having the original double doors with full length glazed panels and surrounding arched panel. Original tiled floor, original front entrance door opening through to the entrance hall.

- Size : -

#### **Entrance Hall**

Having original solid oak floor.

Stairs off to first floor landing, radiator, under stairs storage, featured exposed brickwork.

- Size : -

#### **Lounge**

12'11" x 11'11"

Having a UPVC bow shape window to the front aspect, radiator, engineered oak flooring. Feature fireplace having timber mantle with exposed brick inset and an open fire set upon a stone hearth. Coving to ceiling, radiator.

- Size : - 12' 11" x 11' 11" (3.94m x 3.64m)

#### **Dining Kitchen**

19'3" x 11'11"

Open plan kitchen with combined living and dining areas. Range of cupboard and base units with fitted oak worksurface over, incorporating a single drainer stainless steel sink unit, space for electric cooker, plumbing for dishwasher and washing machine. UPVC double glaze window to side and rear aspect. Adjoining dining and living space with a feature inset cast iron wood burner set upon a stone hearth. UPVC double glazed patio doors with full length glazed panels giving full views over the gardens and patio. Engineered oak flooring, recessed LED lighting and coving to ceiling. Access into vestibule, UPVC double glaze window to side aspect, side entrance door with an obscured glazed panel. Storage cupboard.

- Size : - 19' 3" x 11' 11" (5.88m x 3.63m)

#### **First Floor Landing**

First floor landing having a feature exposed brick wall to side, UPVC double glazed window, traditional style radiator. Exposed floorboards. Access to loft space.

- Size : -

#### **Bathroom**

7'10" x 6'10"

Having a recently installed modern white suite comprising of panelled bath with over bath thermostatically controlled shower, glazed shower screen and mixer bath tap. Wall mounted

vanity wash hand basin with storage drawers, low level WC, radiator. Tiled walls and floor, UPVC double glazed obscured window to the rear aspect, storage cupboard. - Size : - 7' 10" x 6' 10" (2.39m x 2.08m)

### **Bedroom 1**

13'0" x 12'0"

Having a UPVC double glazed window to the front aspect, exposed floorboards, exposed feature brick wall. Radiator. - Size : - 13' 0" x 12' 0" (3.96m x 3.65m)

### **Bedroom 2**

11'11" x 12'1"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Radiator, exposed floorboards. - Size : - 11' 11" x 12' 1" (3.64m x 3.69m)

### **Bedroom 3**

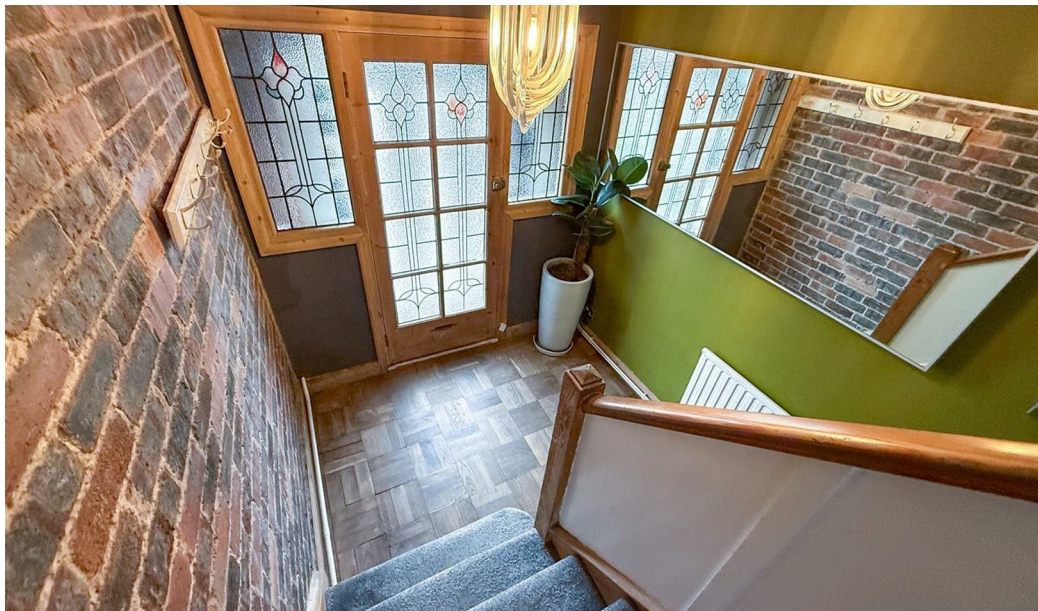
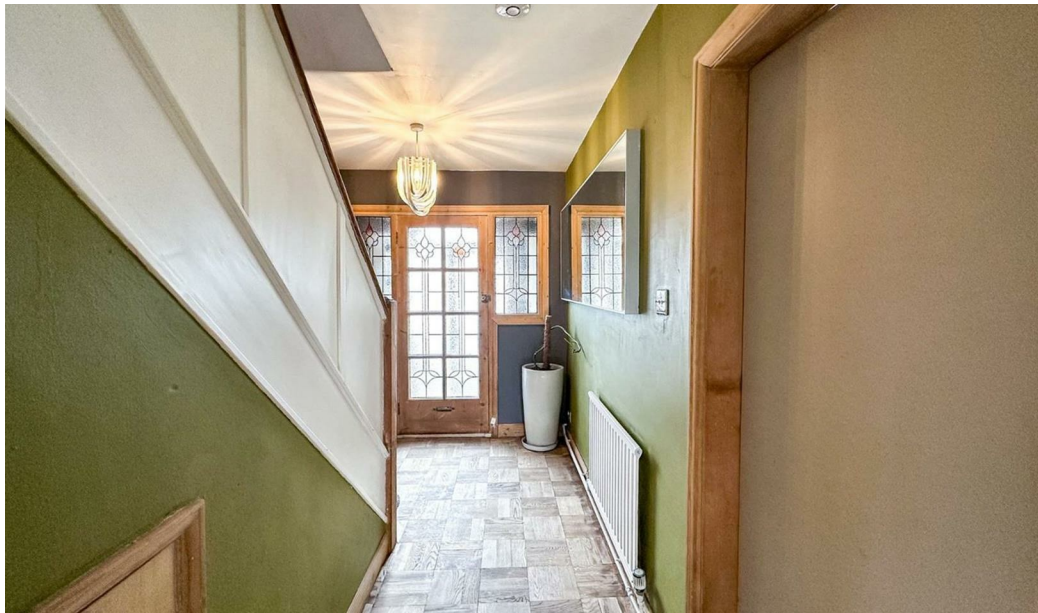
9'4" x 6'11"

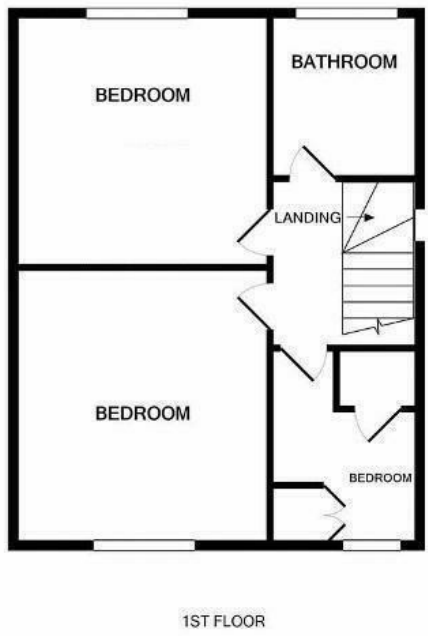
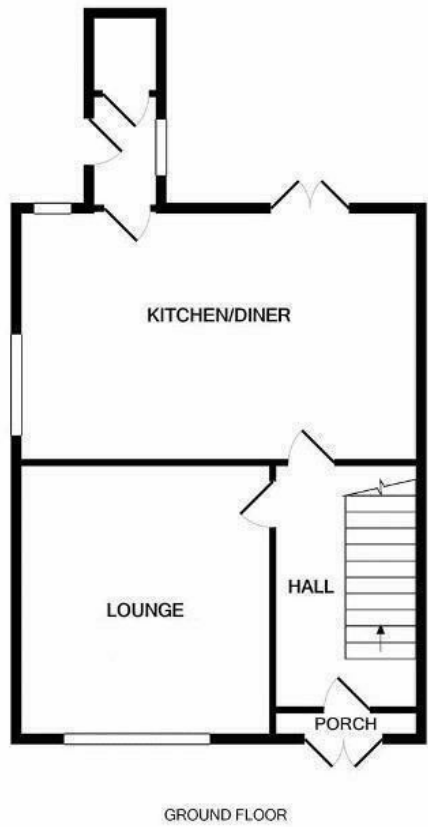
Having a built-in storage cupboard and wardrobe with shelving, built exposed floorboards, radiator. UPVC double glazed window to the front aspect. - Size : - 9' 4" x 6' 11" (2.85m x 2.12m)

### **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>		
(55-68) <b>D</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	