



## 57 Malhamdale Road, Congleton, CW12 2DF

Offers In The Region Of £525,000

- Immaculately Presented Five Double Bedroom Residence.
- Open Plan Dining Area With French Doors Onto The Patio & Gardens
- Master Bedroom With Walk-in Dressing Area & En-Suite
- Highly Sought After Location
- Spacious Size Lounge Featuring A Cosy Multi Fuel Burner
- Additional Reception Room Currently Utilised As A Study/ Office
- Modern Family Bathroom & Separate Shower Room
- High Specification Kitchen With Granite Work Surfaces & AEG Appliances
- Separate Utility & Downstairs WC
- Detached Double Garage & Ample Off- Road Private Parking

# 57 Malhamdale Road, Congleton CW12 2DF

A bright and welcoming detached family residence, the home boasts five generous bedrooms, three bathrooms, and two separate reception areas plus a superb open plan kitchen and dining area creating a perfect layout for both modern family living and entertaining.

The ground floor accommodation welcomes you with dual reception rooms, ideal for living and dining, while the modern open plan kitchen flows onto the private garden and patio area.

The spacious lounge benefits from a cosy multifuel burner which is a perfect enhancement during those cooler winter months. The current occupiers have recently reconfigured the kitchen and dining area creating a wonderful space along with a newly installed high specification kitchen- equipped with integral AEG appliances plus new flooring and carpets in the lounge, hallway and landing.



Council Tax Band: F



To complete the ground floor accommodation there is a utility room and a newly refurbished WC.

The first floor accommodation provides two well-proportioned double bedrooms served by a family bathroom-whilest the master suite is equipped with a walk in dressing area and separate en-suite.

The second floor accommodation features two superb size double bedrooms and separate shower room for ease and convenience.

Externally the property features a tarmac driveway for multiple vehicles and a detached double garage including an EV charger. A side gate leads to a generously sized, lawned garden complete with patio areas and established foliage, offering you a peaceful and private outlook, ideal for outdoor relaxation and family living.

Situated in a peaceful cul -de- sac in Buglawton, the property is within easy reach of Congleton town centre, local shops, and Congleton Railway Station. It also lies close to well regarded local schools, including Havannah Primary which is within close proximity.

This spacious residence is ideal for families, professionals working locally or commuting looking for a comfortable low maintenance home. Well suited for those seeking room to grow, with the balance of reception rooms and bedroom space along with outdoor amenity sets it apart.

#### **Entrance Hallway**

Having a UPVC composite front entrance door with access into the hallway. Stairs to the first floor accommodation.

Wood flooring. Radiator.

#### **Lounge**

17'10" x 11'5"

Having a UPVC double glazed walk-in bay window to the front aspect. French doors with access to the open plan dining kitchen. Feature fireplace comprising of a wooden mantle and surround with a multi fuel log burner sat on a slate hearth. Coving to ceiling. Two double radiators.

#### **Study**

10'4" x 9'9"

Having a UPVC double glazed walk-in bay window to the front aspect. Double radiator.

#### **Open Plan Dining Kitchen**

28'7" x 9'3"

Kitchen Area

Having a UPVC double glazed window to the rear aspect.

Comprising of a range of recently installed bespoke wall cupboard and base units with solid granite work surfaces and matching up stands, incorporating a sink and drainer with chrome mixer taps over.

High specification AEG appliances, integrated fridge freezer, dishwasher, wine cooler, double oven, gas hob with extractor hood over. (Kitchen comes with a full warranty)

Recessed downlights. Double radiator. Wood Flooring. LED lighting to kick boards

Dining Area

Having two UPVC double glazed French doors with access to the garden and patio area.

Recessed downlights. French doors with access into the lounge.

Wood flooring continues.

Handy storage cupboard under the stairs.

#### **Utility Room**

6'8" x 6'6"

Having a range of bespoke wall cupboard and base units with granite work surfaces with matching upstands, incorporating a stainless steel sink and drainer with chrome mixer tap over. Space and plumbing for washing machine and tumble dryer. Double radiator.

Extractor fan.

Composite side door with access to the rear.

Wood flooring. Double radiator

#### **WC**

6'8" x 3'3"

Comprising of a two piece suite featuring a WC with a push flush, countertop basin sat on a vanity unit with storage underneath.

Chrome heated towel rail. Extractor fan. Partially tiled walls. Tiled flooring.

#### **First floor landing.**

Access to the bedrooms and family bathroom.

Two double radiators

#### **Master Bedroom**

12'4" x 11'7"

Having a UPVC double glazed window to the front aspect.

Double radiator.

#### **Dressing Area**

7'9" x 7'6"

Access into the separate dressing area

Having range of bespoke fitted wardrobes to both sides -access into the en-suite bathroom

#### **En-suite**

8'3" x 6'2"

Having a UPVC double glazed obscure window to the rear aspect

Comprising of a three-piece suite featuring a double width shower cubicle with showerhead over, pedestal wash hand basin with chrome mixer taps over, WC with push flush. Double radiator. Extractor fan. Recessed downlights. Partially tiled walls. Tiled flooring.

#### **Bedroom Two**

9'10" x 14'0" max into 12'0"

Having a UPVC double glazed window to the rear aspect overlooking the garden. Bespoke fitted wardrobes.

#### **Bedroom Three**

13'9" x 9'10"

Having a UPVC double glazed window to the front aspect.

Double radiator.

### Family Bathroom

8'3" x 7'8"

Having a UPVC double glazed obscure window to the rear aspect.

Comprising of a four piece suite featuring a glass enclosed shower cubicle with rainfall showerhead over, panel bath with chrome mixer tap over and separate showerhead. Pedestal wash hand basin with chrome mixer tap over, WC with push flush. Chrome heated towel rail. Recessed downlights. Extractor fan. Partially tiled walls. Tiled floors.

### Second Floor Landing

Stairs to the second floor accommodation.

Having a double glazed skylight window to the ceiling. Double radiator. Access into the bedrooms and shower room.

### Bedroom four

13'6" x 11'7"

Having a UPVC double glazed window to the front aspect. Double radiator. Handy storage cupboard housing the heating system.

### Bedroom Five

13'6" x 10'3"

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

### Shower Room

Having a three piece suite comprising of fully tiled shower cubicle with bi-fold door, low level WC, countertop basin sat on vanity unit with storage underneath. Chrome heated towel rail.

Partially tiled walls. Tiled floor.

### Garage

18'6" x 17'2"

Double garage- two separate up and over doors.

Power and lighting.

EV Charger.

### Externally

Tarmac driveway providing parking for multiple vehicles.

Lawned garden to the side and manicured hedges to the frontage with a paved path way leading the property.

Access via a side gate to the rear of the property where there is good size lawned garden and separate patio area - fully enclosed with wooden fence panels and mature foliage at the rear offering a good degree of privacy.

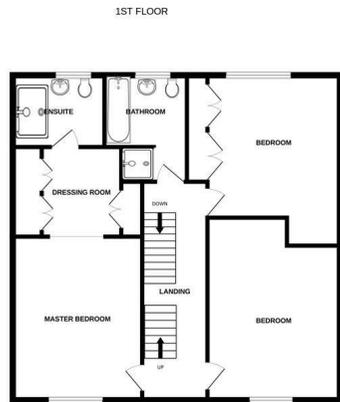
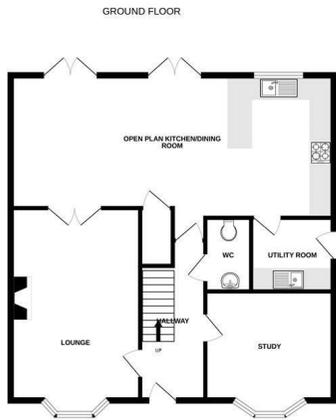
### AML REGULATIONS

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.

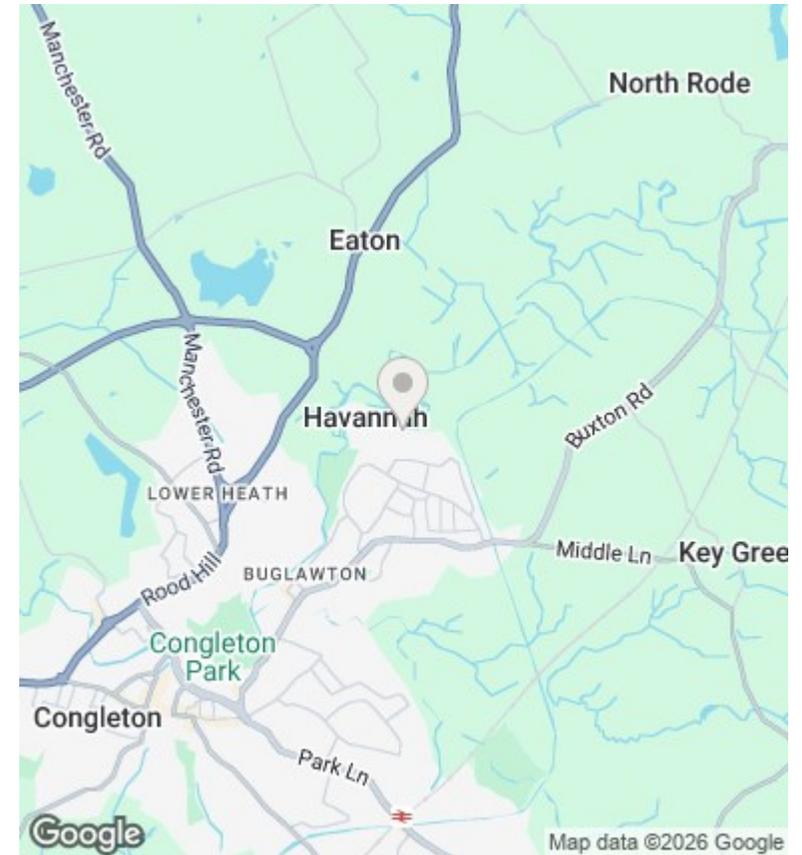
The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







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.  
Made with Metropix ©2025



## Directions

## Viewings

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

## Council Tax Band

F

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>	76	83
(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	