

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 109.7 m²



Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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73 Leek Road,
Mossley, Congleton,
Cheshire CW12 3HX

Guide Price £350,000

- SPACIOUS, BAY-FRONTED 1950's SEMI-DETACHED HOME
- OPEN-PLAN LIVING/DINING/FITTED KITCHEN & SEPARATE LOUNGE
- THREE BEDROOMS & UPDATED SHOWER ROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING THROUGHOUT
- NEUTRALLY DECORATED & CARPETED THROUGHOUT FOR A FRESH, MODERN FEEL
- LONG BLOCK-PAVED DRIVEWAY & LARGE DETACHED GARAGE WITH ELECTRIC DOOR
- BEAUTIFULLY MAINTAINED REAR GARDEN WITH PATIO, LAWN & FLOWER BEDS
- WALKING DISTANCE TO STATION, SHOPS, PUBS, GOLF COURSE & PRIMARY SCHOOL
- HIGHLY SOUGHT-AFTER PRIME MOSSLEY LOCATION – VIEWING ESSENTIAL!

FOR SALE BY PRIVATE TREATY (Subject to contract)

A Rare Opportunity – Stylish 1950s Semi in Prime Mossley

This beautifully extended and immaculately maintained 1950s semi-detached home offers the perfect blend of classic charm and modern living. Set well back from the road on a generous plot, the property boasts approximately 91m² (979ft²) of light-filled, neutrally decorated accommodation – ideal for families or professionals seeking space, style, and convenience.

Highlights Include:

- Elegant bay-fronted lounge.
- On-Trend open-plan living/dining fitted kitchen with garden views.
- Three bedrooms.
- Modern, updated shower room.
- PVCu double glazing and gas central heating.
- Long block-paved driveway leading to a large detached garage with electric vehicle access door.

The property has beautifully maintained gardens. The front features a neat lawn behind a boundary hedge, while the expansive rear garden is a true retreat – fully enclosed and thoughtfully landscaped with a stone-flagged patio, well-stocked flower beds, lawn and a peaceful seating area.

Location Perks:

Situated in the highly desirable Mossley area, this home is just a short walk from:

- Congleton Railway Station.

- Local shops, post office, pubs, and a golf course.
- Mossley C of E Primary School – highly regarded and sought after by families.

This is a rare chance to secure a spacious, move-in-ready home in one of the area's most convenient and attractive locations. Properties of this calibre and setting don't come along often.

Call today to arrange your viewing – this one won't be available for long.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Open porch. Feature front door to:

HALL : Radiator. 13 Amp power points. BT point. Stairs to first floor with cupboard below. Doors to lounge, kitchen and family/dining room.

LOUNGE 11' 7" x 15' 10" (3.53m x 4.82m) max, into bay: PVCu double glazed bay window. Feature fireplace with open basket fire. Radiator. 13 Amp power points.

KITCHEN/FAMILY/DINING : PVCu double glazed window to rear. PVCu double glazed patio windows. Door to outside. A quality, extensive range of fitted eye level and base units with attractive preparation surfaces having inset sink with integrated appliances including Hotpoint ceramic hob, split level double oven, fridge freezer, dishwasher and space and plumbing for washing machine. Wall mounted gas central heating radiator. Family/Dining area.

First Floor :

LANDING : PVCu double glazed window. One single power point. Doors to:

BEDROOM 1 REAR 12' 3" x 10' 7" (3.73m x 3.22m): PVCu double glazed window. Radiator. 13 Amp power points. Full length fitted wardrobes and chest of drawers.

BEDROOM 2 FRONT 12' 5" x 10' 1" (3.78m x 3.07m) plus door recess.: Access to roof space. PVCu double glazed window. Radiator.

BEDROOM 3 FRONT 7' 7" x 4' 1" min 9' 4" max (2.31m x 1.24m min 2.84m max): PVCu double glazed window. Radiator. One single power point.

SHOWER ROOM : Low voltage downlighters inset. PVCu double glazed opaque window to side aspect. A recently refitted shower room. White suite comprising: Low level W.C., wash hand basin set in vanity unit and shower enclosure. Feature radiator. Fully tiled walls.

Outside :

FRONT : Lawned garden with raised rockery style flower/shrub beds.

SIDE : Large block brick driveway terminating at the detached garage.

REAR : A large garden with stone flagged patio. Path with attractive, well stocked flower beds and path leading to lawn.

GARAGE 9' 9" x 20' 2" (2.97m x 6.15m) internal measurements: Brick elevation under a tiled roof.

Electric up and over vehicle access door. Window to side. Power and light. Outsider light.

TENURE : Freehold (subject to solicitor's verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through sole selling agent TIMOTHY A BROWN.

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 3HX

Energy performance certificate (EPC)			
73 Leek Road CONGLETON CW12 3HX	Energy rating C	Valid until: 17 June 2035	
		Certificate number: 7100-6837-0822-6599-3653	

Property type	Semi-detached house
Total floor area	91 square metres

Rules on letting this property

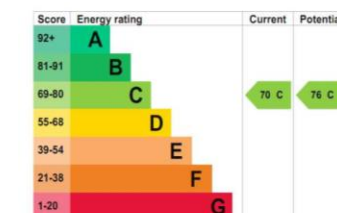
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

