



## 1 Southlands Road, Congleton, CW12 3JY

£400,000

- Individual Four Bedroom Detached Residence
- Open Plan Kitchen & Formal Dining Area
- Modern Fitted Bathroom Suite
- Offered With No Upward Chain
- Sought After Location Of Mossley
- Spacious Lounge With Dual Aspect Windows
- Corner Plot With Wrap Around Lawned Gardens
- Fantastic Opportunity To Extend & Refurbish ( Subject To Planning Regulations )
- Separate Utility Room & Downstairs WC
- Integral Garage & Carport With Ample Private Parking

# I Southlands Road, Congleton CW12 3JY

\*\*\*NEW INSTRUCTION\*\*\*

Nestled in the highly sought-after area of Mossley, Congleton, this individual four-bedroom detached residence occupies a generous corner plot and enjoys a sense of space, privacy, and natural light. Offering a fantastic opportunity for prospective purchasers to update and refurbish a home to their required taste. Exceptionally well positioned with expansive gardens wrapping around the home, the property offers an idyllic setting for family living and outdoor enjoyment.



Council Tax Band: E



The good size entrance hall leads to a well-proportioned reception room, thoughtfully arranged to create a versatile living environment. A bright and spacious kitchen/ formal dining area forms the heart of the home, with views over the lawned gardens, continuing through, the ground floor benefits from a separate utility room with access to the carport and direct access to the integral garage from the spacious hallway.

To complete the ground floor there is a modern downstairs cloakroom for your comfort and ease.

Upstairs, four bedrooms provide comfortable accommodation, including one of the bedrooms with access to what potentially could be transformed into a walkout balcony, (subject to planning and building regulations) whilst three of the bedrooms have ample fitted storage. The family bathroom is of superb size and is stylishly presented, with quality fittings and a contemporary finish.

Externally, the standout feature is the extensive corner-plot garden, offering multiple lawned areas, mature planting, and excellent scope for landscaping or extension (subject to planning). A driveway, carport and garage provide convenient off-road parking.

Situated in one of Congleton's most desirable residential locations, the home is within easy reach of well-regarded schools, scenic walking routes, local amenities, and transport links making it an ideal choice for families and professionals alike.

A true one off - This is a rare opportunity to secure a home of this calibre in a sought-after location, offering a lifestyle choice with all the convenience of Mossley's local amenities, Congleton town centre is also within close proximity with its array of independent shops and restaurants, along with a choice of schools and fantastic transport links with Congleton train station close at hand.

Offered with no upward chain we highly recommend a viewing on this individual home coupled with its desirable location and plot size.

#### **Entrance Porch**

Having a UPVC double glazed window, door with access into the porch. Tiled flooring.

#### **Entrance Hallway**

Having a wooden front door- access into the entrance hallway. Double radiator. Access to the ground

floor accommodation and stairs to the first floor.

Handy storage cupboard with sliding doors. Access to the garage.

#### **Lounge**

23'2" x 10'8"

Having a dual aspect double glazed windows to the front and rear and to the side aspect with views of the gardens. Feature fireplace with a marble effect hearth and surround comprising of a coal effect gas fire. Two double radiators. Opening hatch into the kitchen.

#### **Kitchen/Dining Room**

29'6" x 9'3"

Having a double glazed window to the rear aspect.

Kitchen area- featuring 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 tap over. Tiled splashbacks. Incorporating a breakfast island. Integrated fridge and freezer. Vinyl flooring.

Into the dining area

Having a UPVC double glazed window to the side and rear aspect overlooking the gardens. Wall light points. Coving to ceiling. Double radiator.

#### **Ground Floor WC**

0'11" x 3'2"

Having a single glazed window to the side aspect. Comprising of a two piece suite featuring a WC with push flush, wall mounted wash hand basin with chrome mixer tap over tile splashback. Radiator.

#### **Utility Room**

9'6" x 6'10"

Having a double glazed obscure window to the side aspect and a UPVC double glazed door with access to the carport and outside. Comprising of a range of wall cupboard and base units would work surfaces over incorporating a stainless steel sink and drainer with mixer taps over, tiled splashback. Space and plumbing for washing machine.

Tiled flooring.

#### **First Floor Landing**

Having access to the bedrooms and bathroom. Access to the loft. Double radiator.

### **Bedroom One**

12'4" x 10'8" x 10'5"

Having a double glazed window to the rear and side aspect. Radiator. Handy fitted wardrobe with hanging space.

### **Bedroom Two**

10'5" x 10'6"

Having a double glazed window to the front and side aspect. Triple fitted wardrobes. Radiator.

### **Bedroom Three**

9'3" x 8'0"

Having a double glazed window to the rear aspect. Fitted Double wardrobe and a dressing table with storage overhead. Radiator.

### **Bedroom Four**

9'6" x 7'1"

Having a double glazed window to the front aspect and a double glazed door with access to the roof terrace.

Double radiator.

### **Family Bathroom**

18'2" x 7'10" x 4'11"

Having dual aspect obscure double glazed windows to the front and rear aspect.

Comprising of a panel bath with chrome mixer tap over, WC with push flush vanity unit featuring handy storage space, incorporating a countertop basin with chrome mixer tap over, separate shower cubicle with power shower over. Two double radiators.

### **Garage**

17'5" x 7'11"

Electrically control door. Power and lighting.

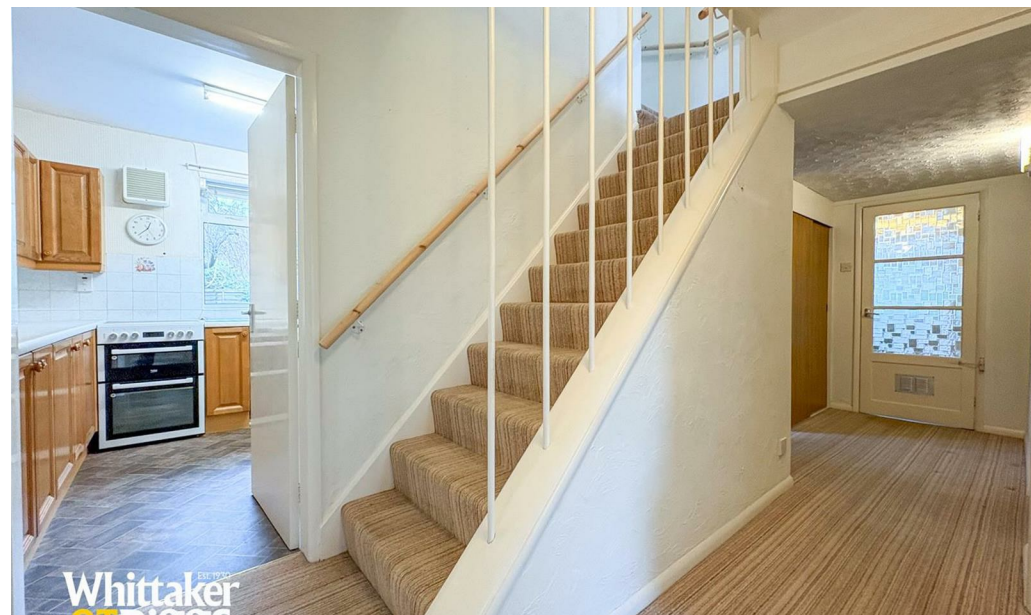
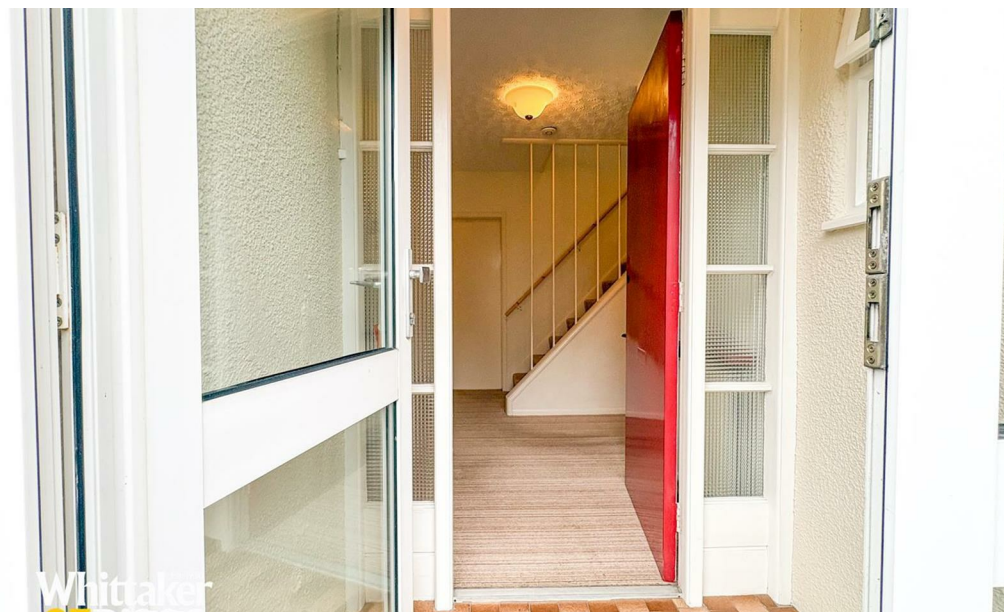
### **Externally**

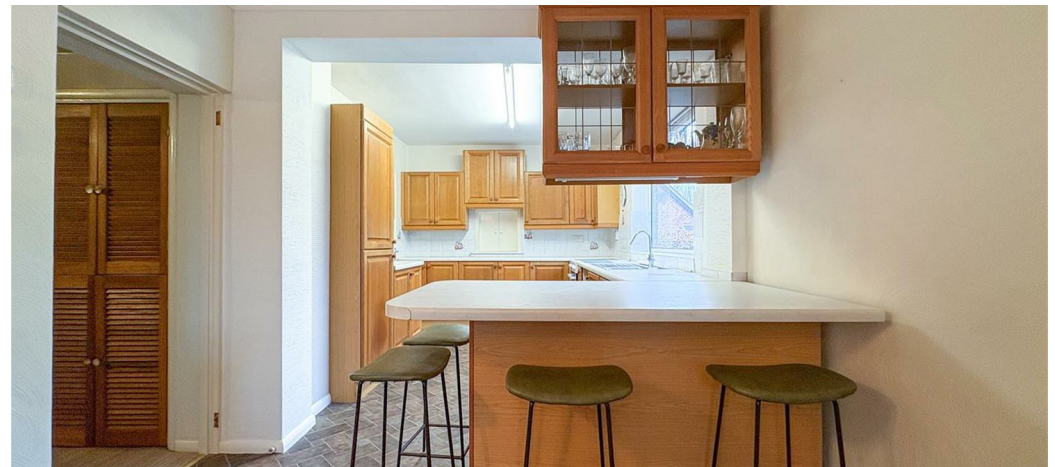
Having wrap around lawned gardens with an array of mature plants trees and shrubs.

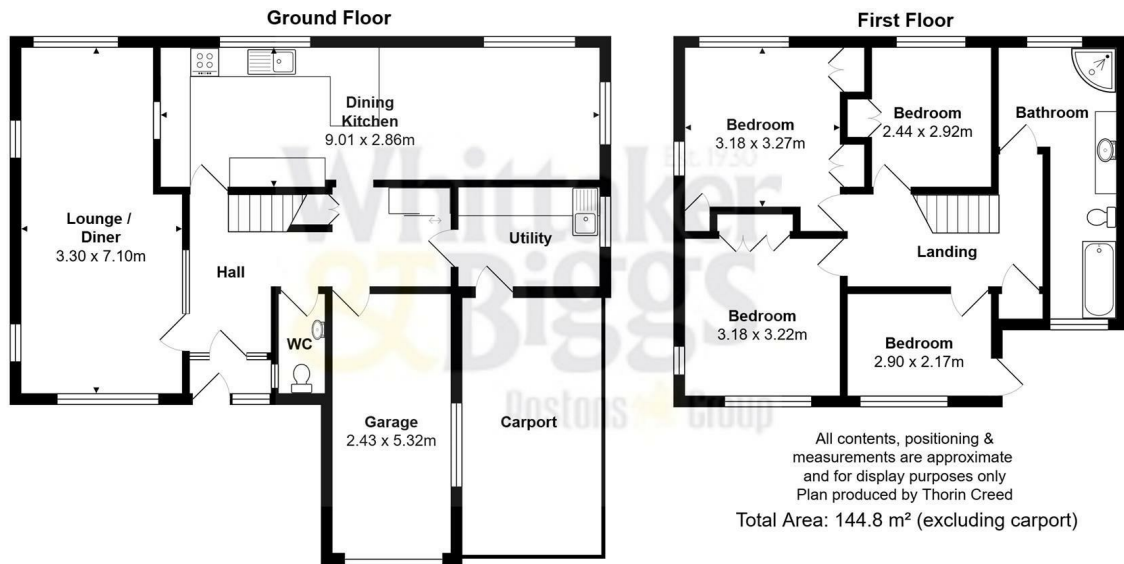
Good size private driveway providing parking for several vehicles - additional carport and integral garage.

### **Note**

Please note the property is unregistered







**Directions**

**Viewings**

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

**Council Tax Band**

E

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>	58	67
(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	