

STEPHENSON BROWNE

Leek Road, Congleton

CW12 3HX

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Offers Over £345,000

DESCRIPTION

Situated on the ever-popular Leek Road, renowned for its attractive period homes, this exceptional three-bedroom semi-detached property has been thoughtfully renovated by the current owners to an impressive standard. Extensive improvements, including new electrics, plumbing, boiler, plastering and stylish cosmetic upgrades throughout, have created a home that effortlessly blends contemporary living with period charm. Original features have been carefully restored and enhanced, ensuring the character of the property remains at the heart of the home.

Beautifully presented throughout, this property is ready to move straight into and will appeal to a wide range of buyers, from first-time purchasers and young families to those simply seeking a turn-key home.

Leek Road occupies a highly desirable position within Mossley, offering the perfect balance of convenience and lifestyle. Congleton Train Station, Hightown's local amenities and the well-regarded Mossley C of E Primary School are all within walking distance, while Congleton town centre and an abundance of picturesque countryside walks are just a short distance away.

The accommodation begins with an inviting entrance hallway, where original Minton-style checkered tiled flooring and an elegant feature archway immediately showcase the property's period character. To the front, the lounge centres around a restored cast iron fireplace, creating a warm and welcoming living space. To the rear, the impressive open-plan dining kitchen has been thoughtfully designed for modern family life, featuring a stylish country-inspired kitchen with ample storage, breakfast bar seating and space for appliances. Flooded with natural light from the French doors opening onto the garden, the













dining area provides an excellent space for entertaining, with additional room for a study space.

To the first floor are three bedrooms, with bedroom one and two both benefiting from fitted wardrobes. These are served by a contemporary three-piece suite family bathroom.

Externally, the property boasts a beautifully maintained rear garden, featuring a spacious paved patio ideal for outdoor dining and entertaining, alongside a generous lawned area. The garden is bordered by mature greenery, creating a private and tranquil setting, and further benefits from a greenhouse and a productive vegetable patch. To the front, a large driveway provides ample off-road parking, with convenient side access leading to the rear garden and garage. The garage has been partly converted to create a superb home office, fully insulated and complete with power and lighting, providing an ideal workspace for those who work from home while still retaining practical storage space.

Offering beautifully presented accommodation, character features and a sought-after Mossley location, this is a fantastic opportunity to purchase a home that combines the charm of a period property with the comforts of modern living.

Entrance Hall
12'11" x 6'4"
Wooden front entrance door, original stained glass window, Minton checkered style original flooring, feature archway, column radiator, coving, ceiling light fitting, under stair storage housing the combi boiler, power point.

Lounge
11'10" x 11'3"
Original stained glass bay window, traditional cast iron coal fireplace, fitted shelving and cupboards, ceiling rose with light fitting, picture rail, column radiator, carpet flooring, Internet hub with super fast full fiber broadband, ample power points.

Open Plan Kitchen/Dining Room:













Kitchen
13'6" x 6'0"
Stylish shaker style fitted kitchen comprising wall and base units with granite work surface over, fitted breakfast bar space, tiled splash back, inset sink with single drainer and mixer tap, integrated dishwasher, made to fit fridge freezer, space for large cooker, extractor over, ample power points, ceiling light fitting, UPVC double glazed window to the side and rear elevation, coving, herringbone style wood effect flooring.

Dining
15'6" x 11'9"
UPVC double glazed French doors to the rear elevation with UPVC double glazed windows surrounding, herringbone style wood effect flooring, decorative fireplace, fitted bookcase, electrics for wall mounted TV, two column radiators, coving, ample power points.

Landing
9'10" x 6'4"
Providing access to all first floor accommodation, carpet flooring, access into the loft space, picture rail, restored spindle staircase, power point.

Bedroom One
11'3" x 10'8"
Original stained glass bay window to the front elevation, fitted wardrobes, ceiling rose with ceiling light fitting, column radiator, carpet flooring, coving, ample power points.

Bedroom Two
12'4" x 11'10"
UPVC double glazed window to the rear elevation, fitted wardrobes, carpet flooring, picture rail, column radiator, ceiling light fitting, ample power points.

Bedroom Three
7'0" x 6'4"
Original stained glass window to the front elevation, ceiling light fitting, carpet flooring, column radiator, picture rail, ample power points.













Bathroom
6'3" x 6'2"
Three piece white suite comprising low level WC, vanity unit hand wash basin with mixer tap, low level bath with mains shower over, tiled splash back, chrome central heating towel rail, wall mounted mirrored cabinet, UPVC double glazed window to the rear elevation, mosaic style tiled flooring, ceiling light fitting.

Office
8'5" x 7'3"
PVC stable door, fully insulated, power and light.

Garage
10'1" x 9'4"
Up and over garage door, houses the fuse box for the garage and office space, space for washing machine and dryer, window to the side elevation.

Externally
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Tenure
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

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AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





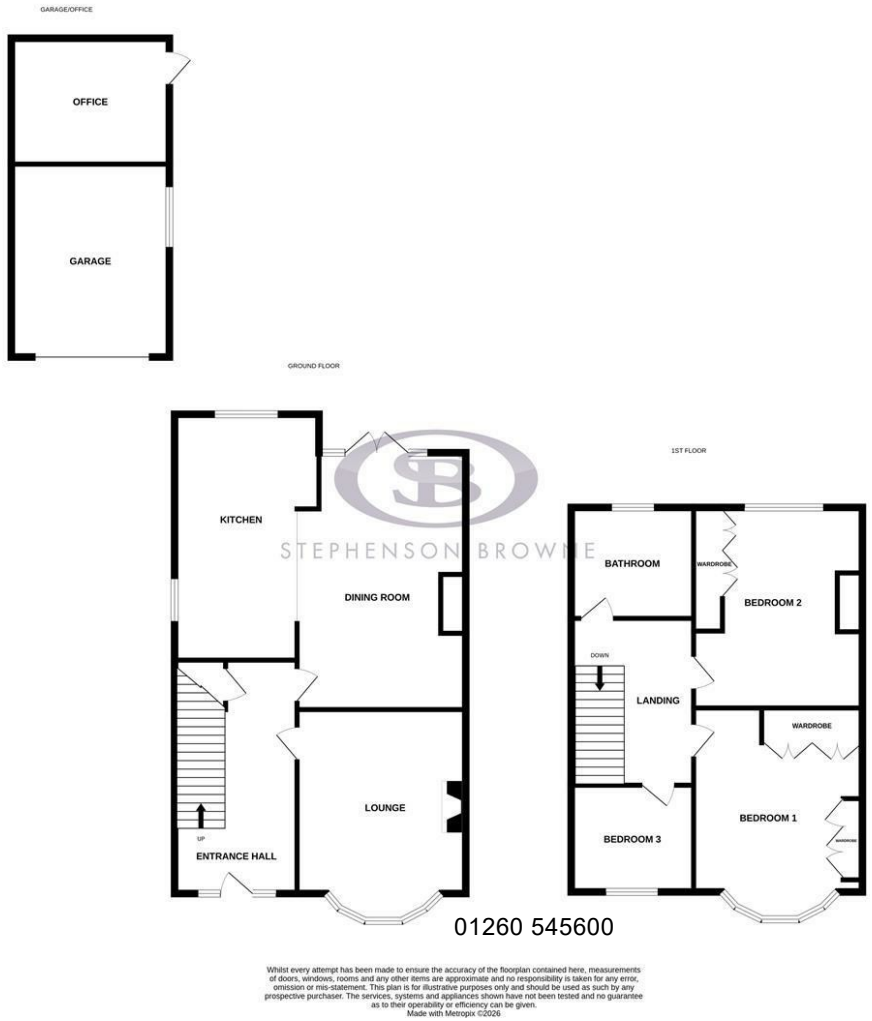








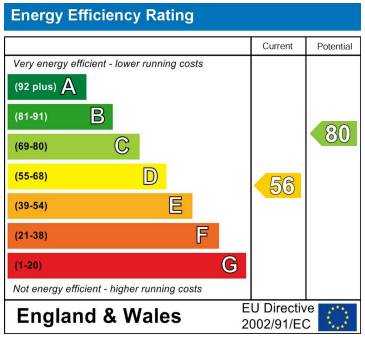
Floorplans

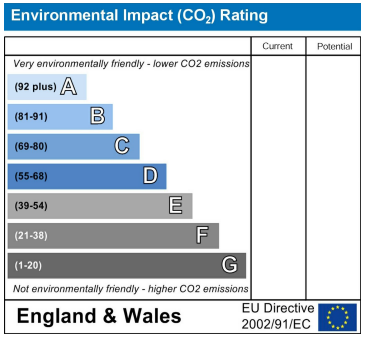


Area Map



EPC Rating





Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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