



104 Boundary Lane, Congleton, CW12 3JF

£450,000

- Beautifully Presented Three-Bedroom 1930's Character Home
- Open Plan Dining Kitchen & Defined Dining area
- Patio Area & Low Maintenance Lawned Garden
- Refurbished Throughout To A High Specification
- Recently Refurbished Family Bathroom With Free Standing Bath
- Close to Local Amenities & Congleton Train Station
- Two Beautifully Appointed Reception Rooms
- Private Gated Driveway Provided Ample Off Road Parking
- Sought After Mossley Location

104 Boundary Lane, Congleton CW12 3JF

Beautifully Refurbished Three-Bedroom Character Home in Sought-After Mossley

Occupying a desirable position along Boundary Lane in the highly sought-after area of Mossley, this beautifully refurbished three-bedroom semi-detached character home offers stylish, turnkey accommodation that perfectly blends traditional charm with contemporary living.



Council Tax Band: D



The ground floor is both spacious and versatile, with two beautifully appointed reception rooms providing excellent space for everyday family life and entertaining. At the heart of the home is the impressive open-plan dining kitchen, fitted with a range of on-trend units and complemented by a breakfast bar and defined dining area. French doors open directly onto the rear garden, creating a wonderful connection between the indoor and outdoor spaces, while stylish sliding barn doors lead through to the lounge. A separate sitting room provides a more intimate retreat, ideal for relaxing at the end of the day.

Continuing to the first floor are two well-proportioned double bedrooms, and single bedroom together with a recently refurbished family bathroom featuring a beautiful freestanding bath and contemporary fittings.

Externally the property offers an equally appealing setting. Secure gated access opens onto an extensive driveway, providing plentiful parking for multiple vehicles. At the rear, the garden offers a wonderful extension of the living space, with a patio area creating an inviting area for summer dining, entertaining or simply unwinding outdoors. Beyond lies a neatly maintained lawn, complemented by established planting and mature boundaries which provide a pleasing sense of seclusion and privacy.

Positioned within Mossley, one of Congleton's most highly regarded residential areas, the property enjoys the best of both worlds, with everyday amenities and excellent transport connections close at hand, yet countryside and scenic walks within easy reach. Congleton railway station is conveniently placed for commuters, while the town centre provides a thriving selection of independent coffee shops, restaurants and wine bars. Families are also well catered for with a choice of respected local schools nearby, together with convenient road links towards surrounding Cheshire towns and the wider motorway network.

An excellent opportunity to enjoy a Beautifully refurbished and spacious home in a desirable setting, combining privacy, convenience and easy access to both town and countryside.

Entrance Hallway

Having a composite front entrance door with access into the hallway, stairs to the first floor landing and access to the ground floor accommodation.
Radiator. Under stairs storage cupboard. Tiled flooring.

Lounge

15'1" x 11'8"

Having hardwood double glazed windows to the front aspect with bespoke wooden plantation shutters. Feature fireplace housing an electric fire with wooden mantle over. Double radiator. Sliding barn door with access into the dining area and kitchen.

Open Plan Dining Kitchen

Having two UPVC double glazed French doors with access to the garden and patio area. Two Velux style UPVC double glazed skylight windows.
Having a range of contemporary wall cupboard and base units with quartz worktops over with matching up stands, incorporating a sink and drainer with brass tap over, gas hob with extractor hood over, double oven, integral fridge, freezer and dishwasher.
Seating for two at the integral breakfast Island. Recessed downlights. Tiled flooring. Radiator. Integrated washing machine & tumble dryer, cupboard housing the boiler.

Open plan with access into the dining area. Recessed downlights. Solid wood flooring. Sliding doors with access into the lounge area.

Sitting Room/Formal Lounge

Having a hardwood double glazed window to the front aspect with original stained glass window fitted with a bespoke wooden plantation shutters. Feature fireplace housing a gas effect coal fire sat on a hearth with mantle and surround
Bespoke fitted shelving and cupboards in the alcove.
Double radiator

First Floor Landing

Having a UPVC double glazed window to the front aspect with bespoke wooden plantation shutters. Recessed downlights. Access to the bedrooms and family bathroom.

Master bedroom

17'7" x 8'9"

Having a UPVC double glazed bow window to the front aspect with bespoke wooden plantation shutters. Original feature fireplace with tiled surround and hearth Panelling to the wall. Double radiator.

Bedroom Two

12'6" x 11'1"

Having a UPVC double glazed bow window to the front aspect with bespoke wooden plantation shutters, UPVC double glazed window to the rear aspect offering a dual aspect views. Double radiator. Bespoke fitted wardrobes with ample storage for hanging space and drawers.

Bedroom Three

8'1" x 6'7"

Having a UPVC double glazed window to the rear aspect overlooking the gardens. Double radiator.

Family Bathroom

9'10" by 5'6"

Having a UPVC double glazed obscure window to the rear aspect

Comprising of a four piece suite featuring a freestanding bath with chrome mixer taps over, pedestal wash hand basin with chrome mixer taps, glass shower enclosure with aqua board to the walls. and WC. Access to the loft

Wood effect laminate flooring. Traditional radiator.

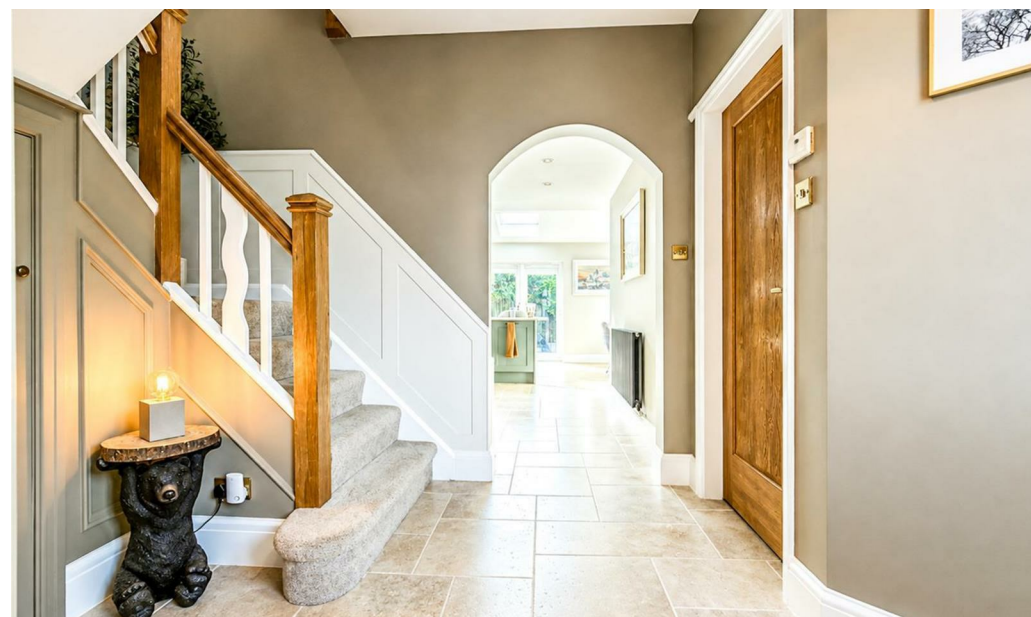
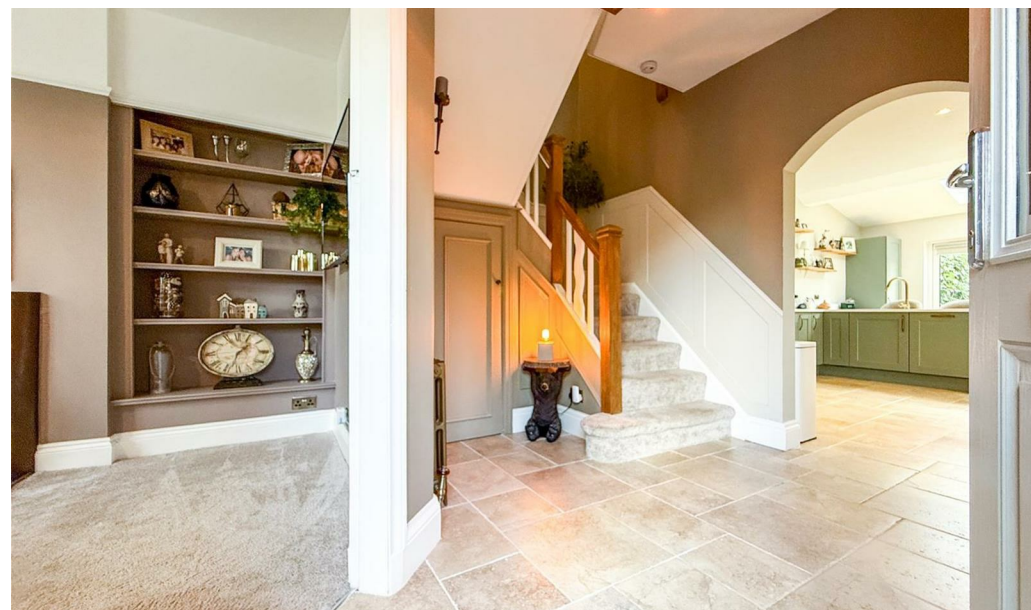
Externally

To the front of the property there is private gated access with a spacious driveway providing parking for vehicles.

To the rear of the property there is a low maintenance lawned garden and patio area, to the side of the property there is gated access to the front.

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.







Total Area: 129.8 m² ... 1397 ft²
 All measurements are approximate and for display purposes only
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Directions

Viewings

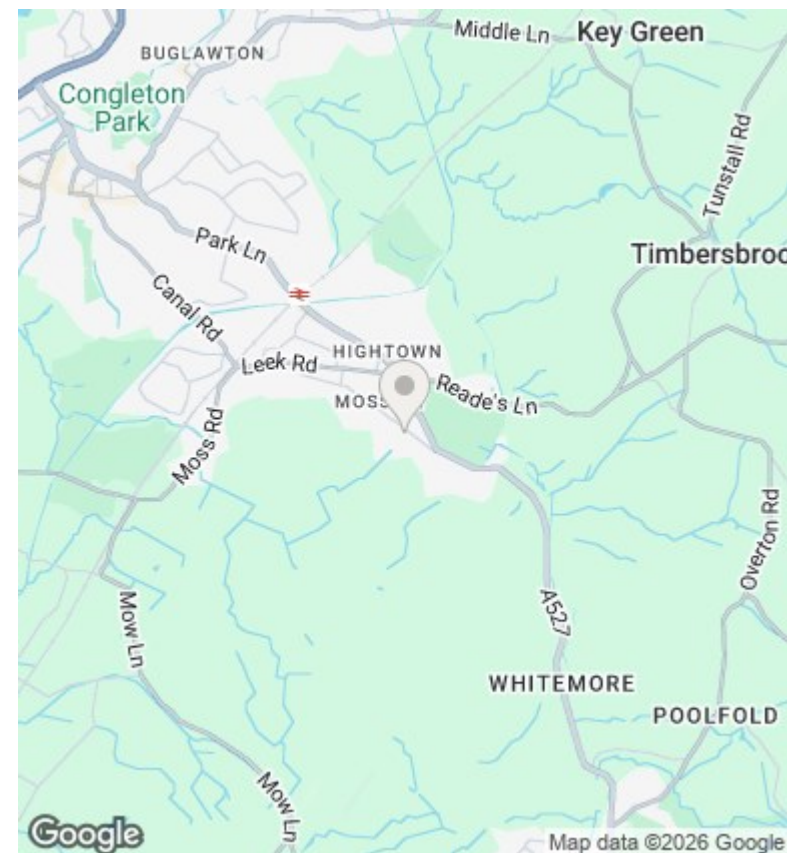
Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

D

Photo Editing Disclaimer:

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	80
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC