

STEPHENSON BROWNE

Edgeview Road, Congleton

CW12
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Offers Over £400,000

DESCRIPTION

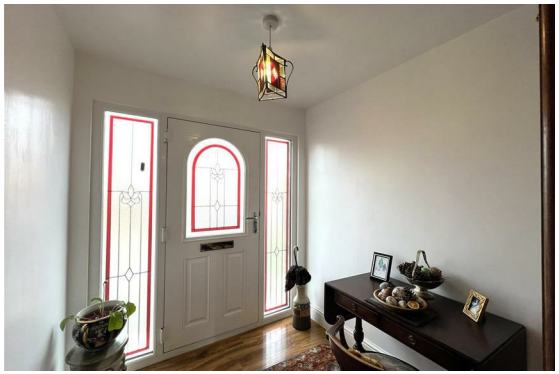
Nestled within the ever-popular Mossley area of Congleton, this impressive four-bedroom detached home on Edgeview enjoys an enviable position with stunning open countryside to the rear. The property benefits from spectacular far-reaching views, including the iconic Cloud and Bosley Edge, creating a wonderful sense of space and tranquillity.

Perfect for growing families, the home offers generous and versatile accommodation throughout, with fantastic potential for a new owner to put their own stamp on the property and create a truly special family home.

You are welcomed via an entrance porch leading into a spacious hallway, providing access to the main ground floor accommodation. The lounge enjoys pleasant views over the rear garden, while the dining room and kitchen provide excellent space for both everyday living and entertaining. Completing the ground floor is a convenient downstairs WC, a rear porch and a sun room, which also offers integral access into the garage.

To the first floor are four well-proportioned bedrooms. The master bedroom benefits from its own dressing room and shares a Jack and Jill four-piece bathroom with the second bedroom. Bedrooms three













and four are served by a separate main bathroom, while an additional study space provides a perfect area for home working.

Externally, the property continues to impress. To the front is a paved driveway providing parking for two vehicles, along with access to the integral garage and a lawned area bordered by mature greenery. Sheltered side access leads to the south-west facing rear garden, which is predominantly laid to lawn and features a paved patio, decking area, wooden summerhouse-style shed and a small pond.

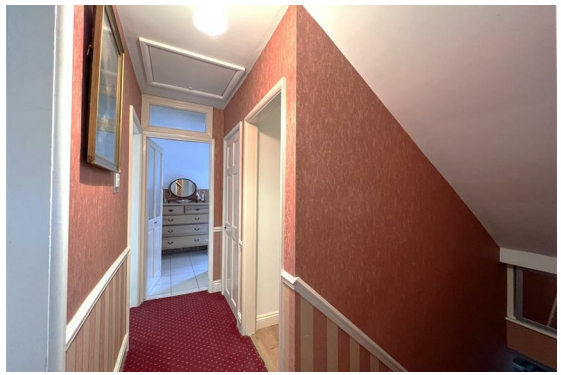
The garden truly is a standout feature, offering breathtaking countryside views and the perfect setting to relax or entertain while enjoying the afternoon and evening sun.

Early viewing is highly recommended to fully appreciate the space, setting and potential this fantastic home has to offer!













ROOM DESCRIPTIONS

Location:
Located on the eastern edge of Congleton, Mossley is a highly sought-after residential area that perfectly balances peaceful countryside surroundings with excellent local convenience. The area benefits from a range of everyday amenities nearby, including local shops, a pharmacy, bakery and post office at Hightown, while the wider range of independent retailers, restaurants and leisure facilities in Congleton town centre are just a short distance away. Families are particularly drawn to the area due to the well-regarded Mossley CofE Primary School, with secondary education available at nearby Eaton Bank Academy and Congleton High School. For commuters, Congleton Railway Station is close by, offering rail connections towards Manchester and Stoke-on-Trent, while the nearby A34 provides convenient road links to the wider Cheshire and Staffordshire area. Surrounded by scenic countryside, canal-side walks and access to local trails, Mossley remains one of Congleton's most desirable locations for families and professionals alike.

Porch
6'6" x 6'5"
External front entrance door with two UPVC double glazed windows, ceiling light fitting, wooden flooring, window and door access through to the hallway.

Hallway
13'0" x 6'6" max
Providing access to all ground floor accommodation and stair access to the first floor accommodation, ceiling light fitting, central heating radiator, power points, parquet flooring.

Lounge
21'4" x 13'3"
Two UPVC double glazed windows to the rear elevation, two ceiling light fittings with ceiling rose, cast iorn feature fireplace on a tiled hearth, central heating radiator, wooden flooring, power points.

Kitchen
11'1" x 9'10"
Fitted Kitchen comprising wall and base units with work surface over, mosaic tiled splash back, inset sink with single drainer and mixer tap, integrated eye level double oven with grill, gob with extractor over, space for fridge freezer, tiled flooring, two ceiling light fittings, central heating radiator, two access doors into the pantry/under stair storage, power points, UPVC double glazed bay window to the front elevation.

Dining Room
13'5" x 9'9"
UPVC double glazed bay window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.













WC
7'2" x 2'10"
Low level WC, hand wash basin with pillar taps and tiled splash back, central heating radiator, ceiling light fitting, wood effect flooring, UPVC double glazed window to the rear elevation.

Rear Porch
4'5" x 2'9"
Providing direct access to the sun room / garage and external access out into the rear garden.

Sun Room
9'5" x 8'3"
Sliding patio doors to the rear elevation, ceiling light fitting, carpet flooring, feature fireplace, power points, integral access into the garage.

Integral Garage
17'7" x 7'7"
Up and over garage door, power and light.

Landing
Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, access to loft void and storage cupboard.

Master Bedroom
14'7" x 11'3"
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, two wall light fittings, wooden flooring, power points, giving direct access into the dressing room, jack and jill bathroom and study space.

Dressing Room
8'11" x 5'7"
UPVC double glazed window to the front elevation, ceiling light fitting, wooden flooring, central heating radiator, stained glass window, power points.

Study Space
6'0" x 5'4" max
Ceiling light fitting, wooden flooring, central heating radiator, power points.

Jack and Jill Bathroom
8'11" x 8'6"
Four piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap, walk in electric shower, tiled walls and flooring, central heating radiator, ceiling light fitting, UPVC double glazed window to the front elevation, stained glass window, extractor fan.

Bedroom Two
11'2" x 9'10"
UPVC double glazed window to the front elevation, ceiling light fitting, wooden flooring, central heating radiator, power points.













Bedroom Three
13'5" x 9'8"
UPVC double glazed window to the front elevation, ceiling light fitting, central heating radiator, wooden flooring, built in wardrobe, power points.

Bedroom Four
11'1" x 9'8"
UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, built in wardrobes, power points.

Bathroom
11'3" x 6'10"
Three piece suite comprising low level WC, hand wash basin with pillar taps, low level bath with pillar taps and and mains showe over, tiled walls and flooring, ceiling light fitting, central heating radiator, UPVC double glazed window to the rear elevation.

Externally
Externally, the property continues to impress. To the front is a paved driveway providing parking for two vehicles, along with access to the integral garage and a lawned area bordered by mature greenery. Sheltered side access leads to the south-west facing rear garden, which is predominantly laid to lawn and features a paved patio, decking area, wooden summerhouse-style shed and a small pond.

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
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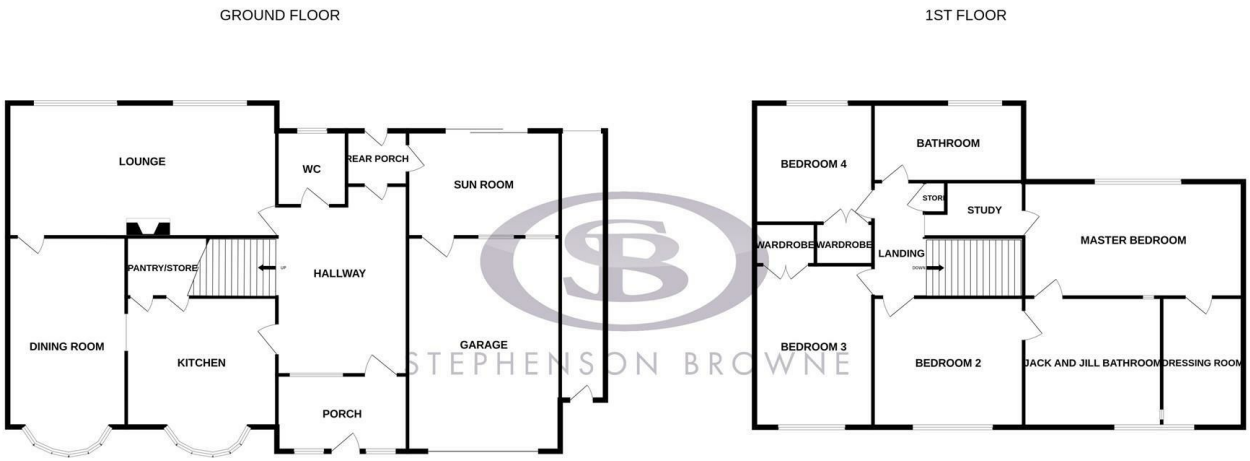








Floorplans

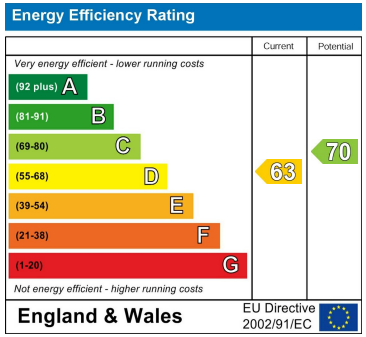


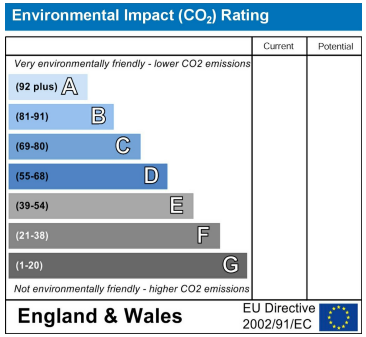
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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Area Map



EPC Rating





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