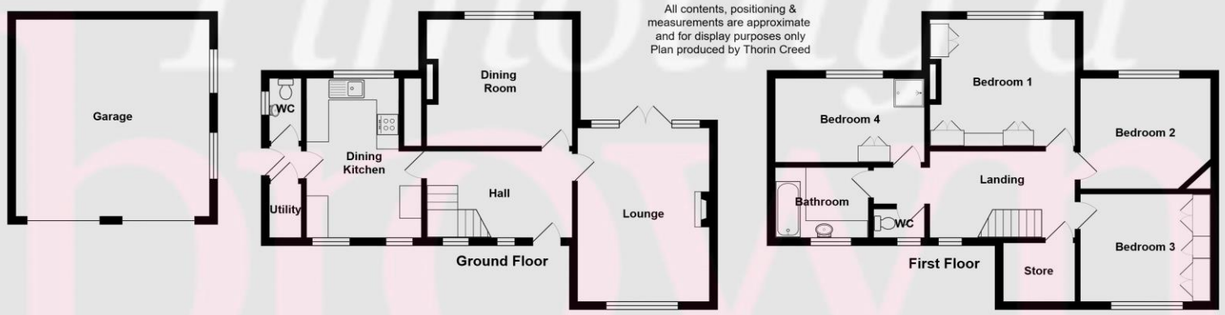


Energy performance certificate (EPC)

120 Biddulph Road CONGLETON CW12 3LY	Energy rating **E**	Valid until: **11 March 2036** Certificate number: **9128-3060-9207-7846-0204**

Property type	Detached house
Total floor area	135 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).

Energy rating and score

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

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

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.

2-4 West Street Congleton Cheshire CW12 1JR
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Valuers & Estate Agents, Surveyors, Residential & Commercial Management
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Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

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www.timothyabrown.co.uk

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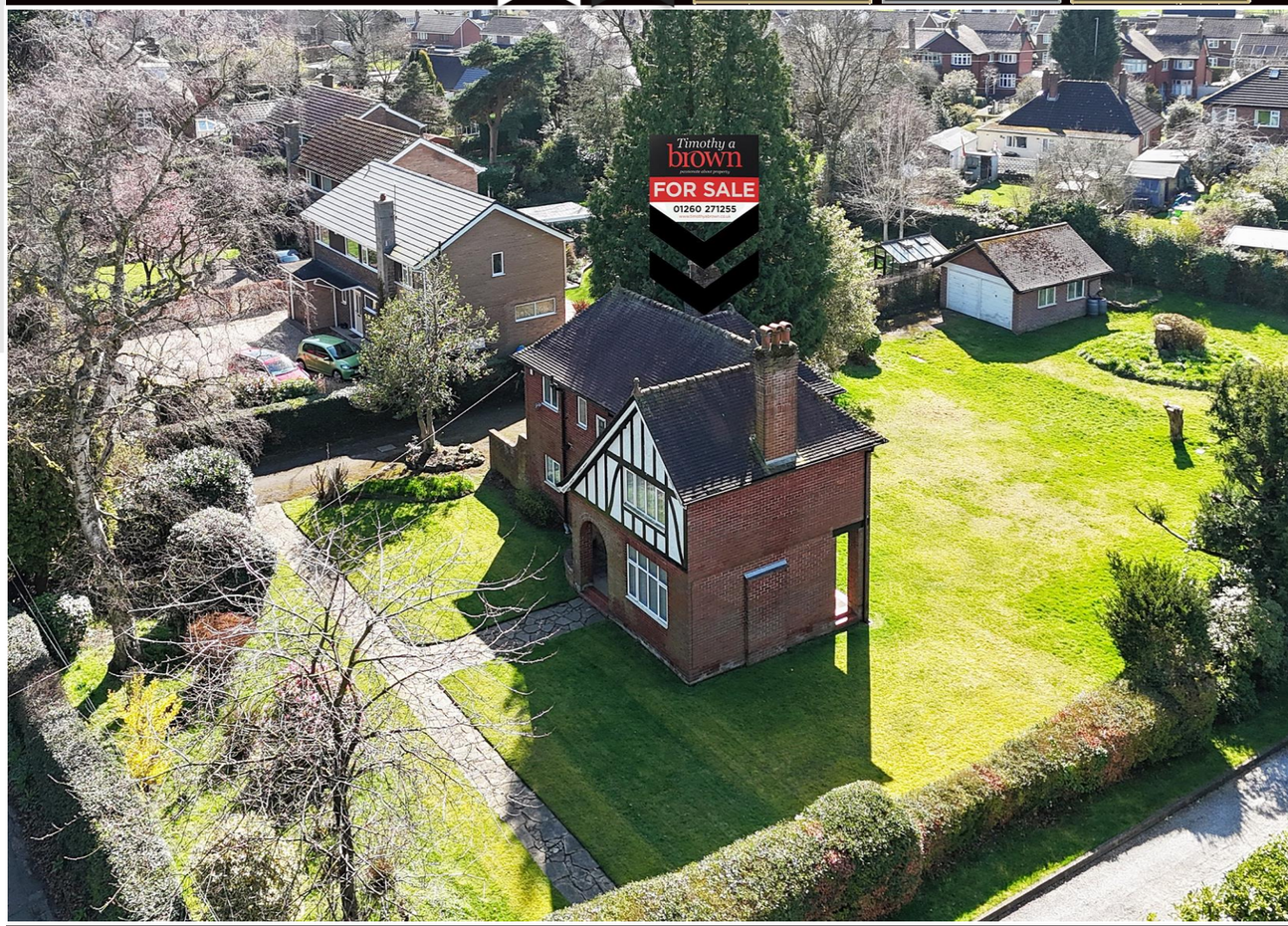
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120 Biddulph Road,

Congleton, Cheshire CW12 3LY

Selling Price: £650,000

- DISTINCTIVE DETACHED PERIOD HOME IN A PRIME MOSSLEY LOCATION
- TWO RECEPTION ROOMS & SPACIOUS DINING KITCHEN
- 4 WELL-PROPORTIONED BEDROOMS
- CHARACTER FEATURES & EXCELLENT SCOPE FOR MODERNISATION THROUGHOUT
- LONG DRIVEWAY LEADING TO A LARGE DETACHED DOUBLE GARAGE
- EXPANSIVE LAWNS TO FRONT, SIDE & REAR OFFERING SUPERB OUTDOOR SPACE
- OPPOSITE MOSSLEY GOLF COURSE & CLOSE TO HIGHTOWN AMENITIES & SCHOOLING
- OUTLINE PP TO BUILD A NEW 4-BEDROOM DETACHED HOME (APPLICATION 24/2273C)

A DISTINCTIVE PERIOD HOME WITH OUTSTANDING DEVELOPMENT POTENTIAL

Set within one of Mossley's most desirable positions, directly opposite the rolling greens of Mossley Golf Course, this substantial detached residence presents a truly exceptional opportunity. Resting on an impressive, mature plot and benefitting from OUTLINE PLANNING PERMISSION to create a NEW FOUR BEDROOM DETACHED HOME with private driveway in the rear garden, this is a rare chance for the discerning developer or visionary homeowner to bring an exciting project to life.

The existing property, rich in character and period charm, offers generous accommodation arranged over two floors. The ground floor features a welcoming Hall, elegant Lounge, formal Dining Room, spacious Dining Kitchen, Utility Cupboard and W.C. off the Rear Lobby. Upstairs, the Landing leads to FOUR WELL-PROPORTIONED BEDROOMS—one with shower and wash hand basin—together with a Separate W.C., Bathroom and a valuable Walk-in Store.

Externally, the home is set well back from the road, framed by expansive lawned gardens to the front, side and rear. A long driveway to the left side leads down to a LARGE DETACHED DOUBLE GARAGE, offering excellent storage or workshop potential. The scale of the plot, combined with its prime location, creates a compelling canvas for redevelopment or enhancement.

Perfectly positioned for families and professionals alike, the property is moments from Hightown's amenities and just around the corner from a well-regarded primary school—an enviable blend of convenience and tranquillity.

For full planning details, please visit Cheshire East's planning portal and search Application 24/2273C, which outlines the standard conditions required when applying for full planning permission.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Open porch with leaded light door to:

HALL : Leaded light window. Stairs to first floor. Economy 7 heater. Doors to ground floor rooms.

LOUNGE 16' 0'' x 12' 0'' (4.87m x 3.65m) : Coving to ceiling. Picture rail. PVCu double glazed window to front aspect. Feature fireplace. Economy 7 heater. French windows with secondary glazing to rear.

DINING ROOM 13' 3'' x 11' 9'' (4.04m x 3.58m) : Coving to ceiling. Picture rail. PVCu double glazed window. Economy 7 heater.

DINING KITCHEN 14' 5'' x 10' 5'' (4.39m x 3.17m) : PVCu double glazed windows to front and rear aspect. Fitted base and eye level units having stainless steel single drainer sink unit inset. Space for electric cooker with extractor over. Tiled floor. Door to:

REAR LOBBY : Doors to Utility Cupboard, W.C. and outside.

UTILITY CUPBOARD 5' 1'' x 2' 9'' (1.55m x 0.84m) : Space and plumbing for washing machine. Shelving. Electric meters.

W.C. : PVCu double glazed window. Low level W.C. Wash hand basin. Fully tiled walls and floor.

First Floor :

LANDING : Doors to all rooms. Access to roof space. Large walk-in storage cupboard.

BEDROOM 1 REAR 13' 2'' x 11' 8'' (4.01m x 3.55m) : PVCu double glazed window. Picture rail. Economy 7 heater.

BEDROOM 2 REAR 11' 10'' x 10' 3'' (3.60m x 3.12m) : PVCu double glazed window. Picture rail. Economy 7 heater.

BEDROOM 3 FRONT 9' 8'' x 9' 8'' (2.94m x 2.94m) plus wardrobe space : PVCu double glazed window. Full length fitted wardrobes. Picture rail. Economy 7 heater.

BEDROOM 4 REAR 13' 7'' x 7' 7'' (4.14m x 2.31m) : Coving to ceiling. PVCu double glazed window. Economy 7 heater. Wash hand basin. Corner shower enclosure.

BATHROOM : PVCu double glazed window. Wash hand basin set in vanity unit. Bath with shower and screen over. Economy 7 heater. Fully tiled walls. Shaver point.

SEPARATE W.C. : PVCu double glazed window. Low level W.C. Fully tiled walls.

Outside :

FRONT : Set back from the road behind a hedge with driveway extending terminating at the large detached double garage. Front is mainly laid to lawn with mature shrubs and trees with stone crazy-paved path leading to front door.

SIDE : Driveway to one side and lawn garden to the other side.

REAR : Very large plot laid mainly to lawn with mature hedge, trees and shrubs.

DOUBLE GARAGE 17' 6'' x 18' 5'' (5.33m x 5.61m) internal measurements : Brick and tile with two up and over doors. Windows to side. Power and 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**.

TAX BAND: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 3LY







