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Energy performance certificate (EPC)

102 Biddulph Road Congleton CW12 3LY	Energy rating D	Valid until 28 May 2036
Certificate number 2216-0025-6886-0818-2228		

Property type
Semi-detached house

Total floor area
242 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/landlords-exemptions-2020-2024](#))

Energy rating and score

This property's energy rating is D. It has the potential to be C.
[See how to improve this property's energy efficiency](#)

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.



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102 Biddulph Road
Congleton, Cheshire CW12 3LY
Selling Price: £515,000

- SIX BEDROOM SEMI-DETACHED PERIOD RESIDENCE SET OVER THREE FLOORS
- PRIME MOSSLEY LOCATION OPPOSITE CONGLETON GOLF CLUB WITH BOSLEY CLOUD VIEWS
- NO ONWARD CHAIN
- CHARACTER FEATURES THROUGHOUT - HIGH CEILINGS, COVING, BAY WINDOWS, MINTON TILES
- THREE RECEPTION ROOMS PLUS MODERN FITTED KITCHEN & UTILITY
- GENEROUS DRIVEWAY PARKING & DETACHED GARAGE
- ENCLOSED SOUTH-FACING GARDENS
- WALKING DISTANCE TO CONGLETON STATION, SHOPS & MOSSLEY PRIMARY SCHOOL

WATCH OUR ONLINE VIDEO TOUR

NO ONWARD CHAIN

AN ELEGANT SIX BEDROOMED SEMI DETACHED PERIOD RESIDENCE WITH ACCOMMODATION LAID OVER THREE FLOORS, OPPOSITE CONGLETON GOLF CLUB AND BEYOND TO THE ICONIC BOSLEY CLOUD. A HOME OF DISTINCTION.....BOOK TO VIEW NOW.

Offering grandeur and space, ideal for family living. Amongst its traditional features are its tall lofty ceilings, ornate coving, deep skirting boards, architraves and panelling and wide bay windows. We consider this imposing house to be a fine example of the impressive properties to be found in the Biddulph Road, Mossley area.

To appreciate its many striking features an interior viewing is essential. You will be hard pressed to find a family sized home located in a prime area with such an array of conveniences laid out on it's doorstep. Literally within 10 minutes' walk (if that...depending on your speed) you will find the town's railway station (so no need to drive there), plus a dizzying array of shops to include a chemist, bakers, hardware and convenience store, barbers, hairdressers, post office, and The Wonky Pear- a micro bar, hostelry....with a lovely eclectic relaxed atmosphere. School catchment wise, the local, easily reached C of E Mossley Primary School is close by and is another draw for families to locate within this locality, plus before and after schools and a day nursery are within easy reach too.

102 Biddulph Road is discreetly positioned, set behind tall foliage, hiding the generous driveway which provides ample parking for numerous vehicles, and

continuing to the side and leads to the detached garage.

As befits a property of distinction are the SOUTH FACING manageable gardens, all of which is enclosed with mature boundary hedgerow.

The main entrance delivers you to the reception hall with high ceilings, Minton tile floor beneath the carpet, deep skirtings and a truly magnificent shallow rise return staircase leading to the first floor landing.

The main front reception room with large bay window makes for a lovely natural light filled space. The opposite side of the hallway provides the family room. Adjacent to the kitchen is the dining room, a great light and airy space for the family to meet and eat together with a pleasant aspect over the rear gardens. The kitchen is a practical size with modern fitted units and completing the ground floor is the separate utility and W.C.

The first floor landing with staircase to the second floor leads to the master bedroom with lofty ceiling and large sash window. Bedroom two, to the rear is also a well proportioned double bedroom with an aspect over the rear garden, with the third and fourth bedrooms found to the side aspect. Completing this floor is the fully modernised family bathroom and separate shower room and W.C.

The top floor being particularly fun, with access to the fifth and sixth bedrooms sat within the gabled roof area, having sloping ceilings and offers tremendous scope to use as desired.

All in all this is an extremely desirable property in a highly respected area and so now, all that is left to do

is for you to arrange an appointment to view.....call us, we'd love to help you!!

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Attractive front door with leaded light glazing to:

HALL : Window to side aspect. Radiator. 13 Amp power points. Electric meter cupboard. Coving to ceiling. Dado rail. Doors to principle rooms. Stairs.

LOUNGE 18' 5" x 16' 5" (5.61m x 5.00m) into bay : Windows to two aspects. Coving to ceiling. Picture rail. Feature fireplace. Two radiators. 13 Amp power points. Television aerial point.

DINING ROOM 13' 3" x 15' 7" (4.04m x 4.75m) : Window to side aspect. Coving to ceiling. Picture rail. 13 Amp power points. Door to kitchen.

STUDY/FAMILY ROOM 15' 7" x 11' 3" (4.75m x 3.43m) : Window to rear aspect. Picture rail. Understairs cupboard with shelving. Laminate floor. Door to:

KITCHEN 12' 10" x 10' 0" (3.91m x 3.05m) : Windows to two aspects. Oak effect base and eye level units with laminated surfaces and tiled splashbacks. Inset one and a half bowl single drainer stainless steel sink. Gas hob with extractor over. Split level double oven. Integrated fridge. 13 Amp power points. Door to utility.

UTILITY 9' 5" x 4' 6" (2.87m x 1.37m) : Window to side aspect. Space for appliances. 13 Amp power points. Door to Low level W.C. and opaque window. Quarry tiled floor. Door to outside.

First Floor : LANDING : Stairs to second floor. Dado rail. One single power point. Radiator. Door to bedrooms and bathroom.

BEDROOM 1 FRONT 18' 8" x 16' 6" (5.69m x 5.03m) into bay : Windows to front and side aspect. Double fitted wardrobes. Picture rail. 13 Amp power points. Double fitted wardrobes. Radiator.

BEDROOM 2 REAR 15' 7" x 10' 1" (4.75m x 3.07m) plus wardrobe space : Window to rear aspect. Picture rail. Radiator. Fitted wardrobes in each chimney breast.

BEDROOM 3 SIDE 11' 5" x 10' 3" (3.48m x 3.12m) : Window to side aspect. Double wardrobe.

BEDROOM 4 FRONT 8' 0" x 11' 1" (2.44m x 3.38m) : Window to front aspect. Radiator. 13 Amp power points. Laminate floor.

W.C. : Opaque window to side. Low level W.C. Radiator.

BATHROOM : White suite comprising 'P' shaped bath with shower and screen over and wash hand basin set in vanity unit. Heated towel rail/radiator. Half tiled walls.

SHOWER ROOM : Window to side aspect. White suite comprising shower enclosure with glass sliding door and wash hand basin set in vanity unit. Heated towel rail/radiator. Half tiled walls.

Second Floor : LANDING : Velux window. Doors to:

BEDROOM 5 18' 7" x 11' 5" (5.66m x 3.48m) maximum : Velux window to front aspect. 13 Amp power points.

BEDROOM 6 19' 5" x 11' 7" (5.91m x 3.53m) maximum : Velux roof light. Eaves storage. 13 Amp power points.

Outside :

FRONT : Set back from the road behind a hedge. Tarmac driveway leading to the side of the property and terminating at the garage. Front garden area with shrubs.

REAR : Patio area. Stone flagged leading onto enclosed lawned garden with shrub and plant borders and having a sunny aspect.

GARAGE 16' 10" x 16' 2" (5.13m x 4.92m) : Double electric up and over door. Power and light. Window to side elevations. Electric car charging point.

TENURE : Freehold (subject to solicitors verification).

SERVICES : All mains services are connected (although not tested).

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN**.

TAX BAND: LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 3LY

