



## 69 Congleton Road

Talke, ST7 1ND

**Price £125,000**



Welcome to this Charming Mid-Terrace Home with Stunning Countryside Views

Carters are delighted to present this beautiful traditional mid-terrace property, brimming with period character and enjoying breathtaking views over open countryside towards Mow Cop.

Inside, you'll find two inviting reception rooms — perfect for both relaxation and entertaining — complemented by a cosy snug for those peaceful evenings in. The spacious double bedroom offers a serene retreat, while the versatile loft space provides excellent potential for storage or future development.

Outside, the property boasts a well-kept, private gated garden — ideal for enjoying the outdoors or hosting friends and family. Off-road parking for one vehicle adds welcome convenience.

Full of charm and personality, this home is ideal for first-time buyers or those looking to downsize without compromising on character. With its tranquil setting and picturesque surroundings, this delightful property truly is a gem not to be missed.

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### Entrance Porch

Composite double glazed entrance door with stained glass fan light above. Dado rail.

### Entrance Hallway

Wooden single glazed entrance door to the front elevation. Coving to ceiling. Dado rail. Archway leading to the stairs with feature corbels.

### Living Room

11'10" x 9'5" (3.61m x 2.87m)  
UPVC double glazed window to the front elevation. Feature ceiling rose. Feature wall lights. Archway leading to the dining area with feature corbels. Living flame gas fire with a stone surround and hearth. Radiator. TV aerial point.

### Dining Room

12' x 9'5" (3.66m x 2.87m)  
Hardwood double glazed window to the rear elevation. Feature ceiling rose. Under stairs storage cupboard. Radiator.

### Kitchen

15'11" x 6'6" (4.85m x 1.98m)  
Two hardwood double glazed windows to the side elevation. hardwood double glazed window to the rear elevation. Wooden single

glazed entrance door.

Fitted kitchen with a range of wall, base and drawer units. Laminate work surfaces. Built in breakfast bar. Stainless steel sink with a mixer tap and a drainer. Space for an electric oven. Space and plumbing for a washing machine. Space for a fridge freezer. Built in extractor fan. Radiator. Vinyl flooring.

### Utility Area

16'4" x 5'9" (4.98m x 1.75m)  
Fitted base units with laminate work surfaces. Stainless steel sink. Space for a tumble dryer. Outside tap. Tiled flooring.

### Sitting Area

11'7" x 8'7" (3.53m x 2.62m)  
Sitting Area where you can enjoy the garden. Wooden double glazed window to the rear elevation. Sliding double glazed window to the rear elevation. Hard wood stable door to the rear elevation. Feature wall paneling. Tiled flooring.

### Stairs and Landing

hardwood double glazed window to the rear elevation. Coving to ceiling. Built in storage cupboard. Radiator.

### Bedroom

11' x 12'3" (3.35m x 3.73m)  
UPVC double glazed window to the front elevation. Coving to ceiling. Built in wardrobes. Radiator.

### Bathroom

Hard wood double glazed window to the rear elevation. Luxurious four piece fitted bathroom suite comprising of; panel bath, corner shower enclosure with a wall mounted shower, pedestal wash hand basin and a mid level w.c. Two built in storage units. Fully tiled walls. Radiator. Chrome heated towel rail. Vinyl flooring.

### Loft Space

13'2" x 7'8" (4.01m x 2.34m)  
UPVC double glazed fully opening windows to the rear elevation. Eaves storage cupboards. Feature wall light. Radiator.

### Externally

To the rear of the property is a private, gated, and enclosed garden featuring a block-paved patio area, a neatly laid lawn bordered by raised sleepers with a variety of seasonal plants and shrubs, and a raised composite decking area — perfect for outdoor entertaining. There is also the

added benefit of a shed, perfect for storage. The garden enjoys far-reaching views over Mow Cop, and gates provide access to a rear parking space.

### Additional Information

Freehold. Council Tax Band A.

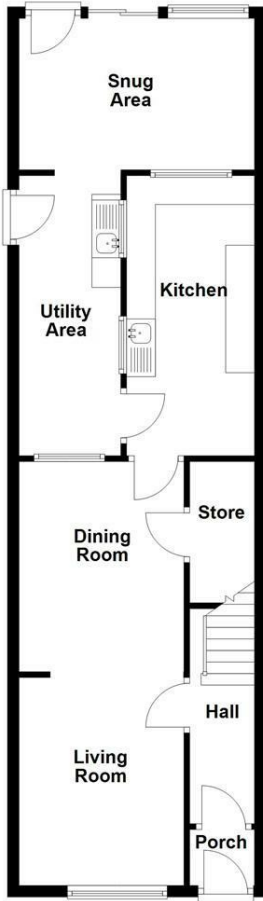
Total Floor Area: TBC

### Disclaimer

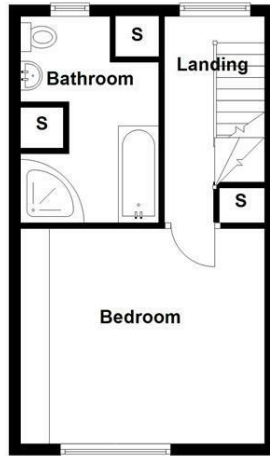
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Tel: 01782 470391

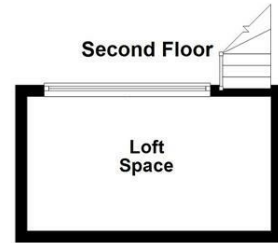
Ground Floor



First Floor



Second Floor



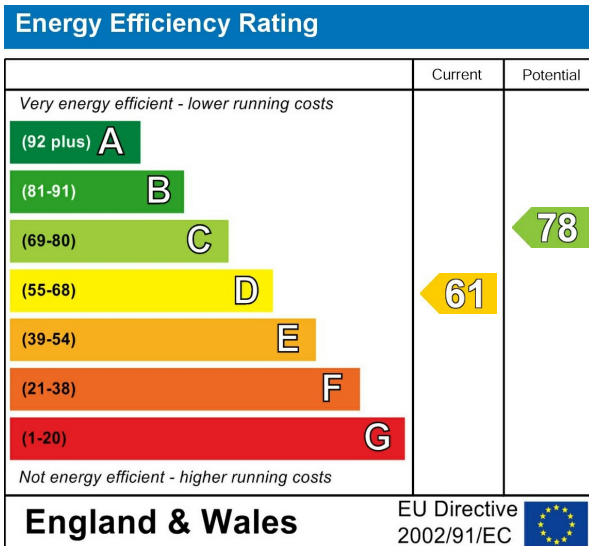
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

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