



## 1 Congleton Edge Road, Congleton, CW12 3JJ

Offers Over £220,000

Located in perhaps one of the most sought after areas of Mossley, this characterful home is packed with the kind of tasteful features and proportions that are seldom seen in more modern properties! Having been a much loved home, the extended accommodation flows very nicely across both floors and consists of two large reception areas with wood burner and a stylish dining kitchen to the ground whilst upstairs lies two double bedrooms and a stylish bathroom accessed from a galleried landing! Outside, the plot enjoys a rarely seen driveway and enclosed rear garden. No matter which way you turn in this home, you can enjoy great views of this affluent and established location.

Locally, Mossley really has it all - A thriving community feel, a highly regarded primary school, great commuter links via road and rail, huge amounts of easily accessed amenities including pubs, takeaways, convenience stores, post office, barbers, chemist....the list goes on and on!!

This truly is a unique opportunity to acquire a fabulous home in the heart of stunning Mossley so read on to find out more, view our photos, video and floor plan....then of course, call us here at Chris Hamriding Estate Agents to book your viewing!

## **Entrance Hall**

**Lounge 10'6 x 10'0 (3.20m x 3.05m)**

**Dining Area 12'0 x 10'8 (3.66m x 3.25m)**

**Kitchen Dining 15'7 x 12'0 (4.75m x 3.66m)**

## **Stairs and Landing**

**Bedroom One 13'10 x 10'5 (4.22m x 3.18m)**

**Bedroom Two 19'11 x 8'6 (6.07m x 2.59m)**

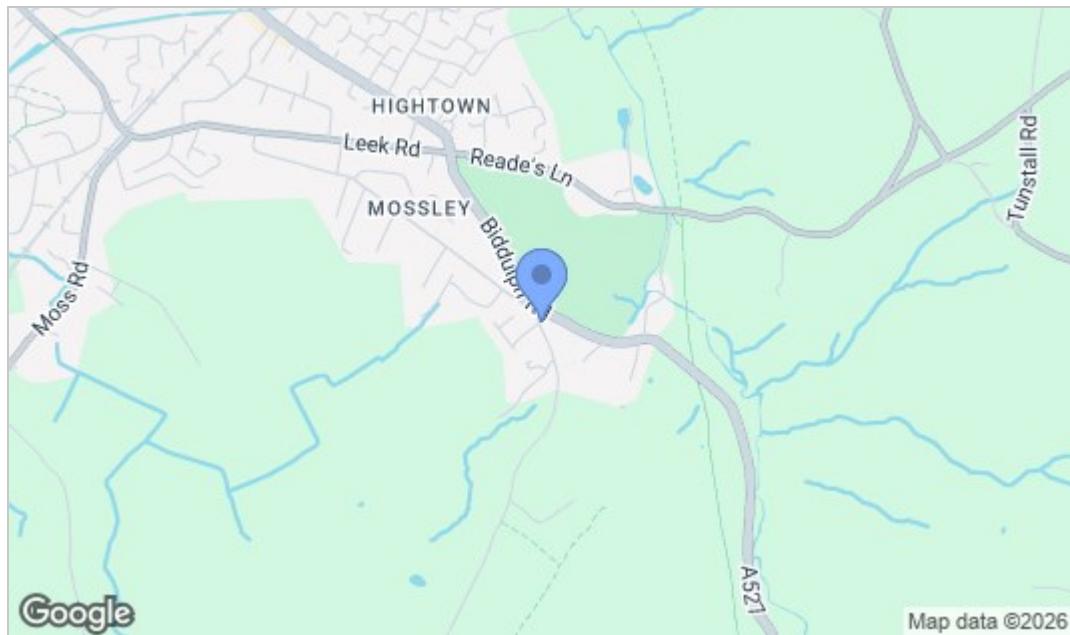
**Bathroom 7'1 x 6'6 (2.16m x 1.98m)**

## **Rear Gardens**

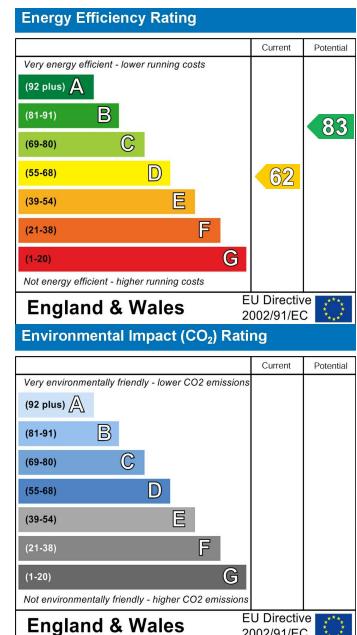
## Floor Plan



## Area Map



## Energy Efficiency Graph



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9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk  
congleton@chrishamriding.co.uk lettings@chrishamriding.co.uk

