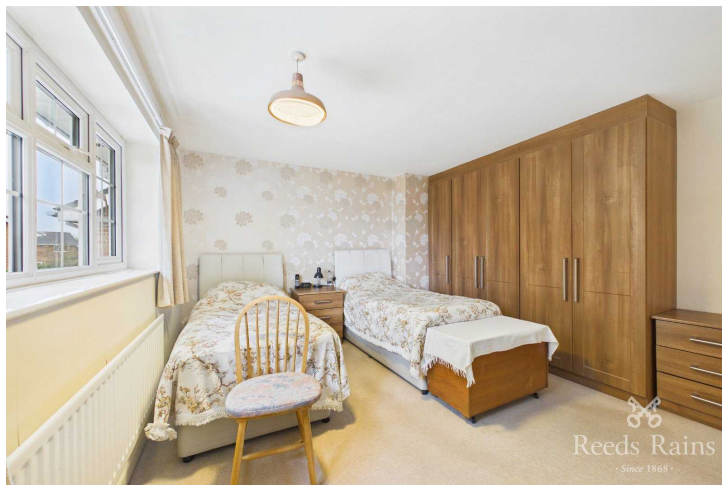




Blackshaw Close, Congleton,
Cheshire, CW12

Asking Price: £550,000

Freehold

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Asking Price: £550,000 Freehold

Council Tax Band: E
EPC Rating: C

4/5 bedroom detached family home located in a highly sought after location.

At the heart of the home is a large modern kitchen diner, where the kitchen's energy along with the act of sharing food and conversation makes for a wonderful space to entertain. There is then an extra large living room (with a contemporary limestone fireplace) to retreat to, or the rear conservatory that has subsequently had an upgraded insulated roof installed. Upstairs there are four generous doubles, a home office, along with master ensuite and family bathroom facilities.

The plot extends to approximately 0.12 acres or thereabouts; that's considerable by comparison to many modern homes. Both the front and rear garden enjoy pleasant outlooks and a good degree of privacy as they are not directly overlooked (the front elevation overlooks a green community space).

Blackshaw Close is situated in a prime Mossley position, on the beautifully matured Henshall Hall development. Henshall Hall is located toward the South East of Congleton, in an affluent and highly desired area which slopes gently down to the Macclesfield Canal, dissects the development and offers good access to the Cheshire countryside.

Mossley is a popular suburb which is often favoured for its proximity to town and its excellent commuting links toward Manchester via the railway station and the A523. It is home to a very well regarded Primary School and a selection of shops including a post office and pharmacy at Hightown, all of which are nearby and level walking distance.

This highly sought after area of Congleton is also very fortunate to enjoy useful amenities and some very beautiful open spaces, with the likes of the Macclesfield Canal, Biddulph Valley Way bridle path, two golf courses and Bosley Cloud all on your doorstep.

Congleton provides excellent access to the North West Motorway network with nearby junctions at either Sandbach or Holmes Chapel, yet South Manchester commuters often choose this side of the town as the local railway station is only a very short walk away.

Why not start by taking a moment to admire our immersive, interactive virtual tour - It's the perfect introduction.

EPC GRADE C.

Ground Floor

Entrance Hall
(separates the main hallway to retain warmth and aid efficiency)
Frosted double glazed composite front door and a PVCu double glazed window.
Radiator. Laminate wood flooring.

WC
PVCu frosted double glazed window.
White suite comprising of a close coupled WC and a wall hung wash basin.
Chrome ladder style heated towel rail. Partially tiled walls and tiled flooring.

Hall
Recessed ceiling down lighters. Radiator. Laminate wood flooring.
Double doors opening to the Living Room. Access to the kitchen.
Stairs off.

Living Room
PVCu double glazed window.
Living flame gas fire with a limestone surround, inset and hearth.
Decorative coving. Two radiators.
Pocket doors opening to the Kitchen. Sliding doors to conservatory.

Conservatory
PVCu double glazed dwarf wall conservatory with an insulated roof and French doors to the garden.
Two radiators. Tiled flooring.

Kitchen
PVCu double glazed rear window.
Modern range of wall, drawer and base units with timber style laminate work surfaces that incorporate a one and a half bowl stainless steel sink with mixer tap.
Integrated 'NEFF', induction hob, stainless steel extractor hood, hide and slide oven, combination oven/microwave and two warming drawers.
Built in fridge freezer and dishwasher.
Recessed ceiling downlighters. Two contemporary vertical radiators. 'Karndean' flooring. Door to utility.

Utility Room
PVCu double glazed window and a PVCu double glazed rear access door.
Range of wall, drawer and base units with work surfaces that incorporate a stainless steel sink.
Space and plumbing for a washing machine and tumble dryer.
Further space for an additional fridge freezer. Laminate wood flooring.
Internal access to the Garage.

Integrated Double Garage
PVCu frosted double glazed window and an electronically operated sectional garage door.
Wall mounted 'BAXI' gas combination boiler.
Power, lighting and water tap.

First Floor

Landing
Access to boarded loft with strip lighting.
Recessed ceiling down lighters. Radiator.

Front Bedroom 1
Double bedroom with a PVCu double glazed window.
Fitted 'Sharps' wardrobes and shelving units.

Radiator.

Front Bedroom 2
Double bedroom with a PVCu double glazed window.
Radiator.

Bedroom 3
Double bedroom with a PVCu double glazed window.
Radiator.

Master Bedroom
Double bedroom with a PVCu double glazed window.
Fitted walnut style wardrobes with matching bedroom furniture.
Radiator.
Access to the Ensuite.

Ensuite
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, pedestal wash basin and a walk in enclosure with a wall mounted thermostatic shower (with rain and mixer heads).
Recessed ceiling down lighters. Extractor fan. Chrome ladder style heated towel rail. Fully tiled walls.



For full EPC please contact the branch.

Bedroom / Study
PVCu double glazed window.
Radiator. Laminate wood flooring.

Family Bathroom
PVCu frosted double glazed window.
Three piece white suite comprising of a close coupled WC, pedestal wash basin and a 'P' shape bath with a wall mounted thermostatic shower.
Fitted white gloss storage cabinet.
Recessed ceiling down lighters. Extractor fan. Chrome ladder style heated towel rail. Fully tiled walls.

Exterior
Double length and double width block paved driveway providing ample off street parking. Front lawn and gated side access.
Rear garden that is not directly overlooked and enjoys a good degree of privacy. It is laid to lawn with an expansive flagged patio. Herbaceous borders providing year round colour and structure.

Agents Note
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