

**65 Henshall Hall Drive,
Congleton, CW12 3TY**



This Seddon-built, four-bedroom detached family home offers spacious and versatile accommodation in a highly sought-after residential location, perfectly positioned overlooking green space.

Ideal for family living, the property features a family bathroom, en-suite to the primary bedroom, and a convenient guest WC.

Externally, the home benefits from an integral garage, driveway parking, and gated access from front to rear on both sides, providing practicality and privacy.

Situated just a moment's walk from Hightown, Mossley's charming village shops, residents can enjoy a fantastic variety of amenities including cafés, pubs, independent stores, and Mossley train station—ideal for commuters.

Mossley C of E Primary School is also within walking distance, making this the perfect home for a growing or upsizing family.

Offered with NO ONWARD CHAIN, this is an excellent opportunity not to be missed!

£425,000

Cheshire Property
2 Hightown, Sandbach, CW11 1GA 01270 766656

Entrance Hall

UPVC double-glazed door into hallway with coving to the ceiling, radiator, and internal doors to:



Guest WC

UPVC double-glazed obscured window to the front elevation, coving to the ceiling, low-level WC, pedestal wash hand basin, radiator, and part-tiled walls.

Lounge – 16'04" x 11'08"

UPVC double-glazed window to the front elevation, coving to the ceiling, two ceiling roses, electric fire with marble-effect surround and hearth with decorative wooden mantel, and two radiators.



Dining Room – 11'08" x 8'06"

Coving to the ceiling, radiator and internal patio doors leading to:



Conservatory – 9'11" x 8'01"

UPVC double-glazed windows with patio doors to the rear elevation, vaulted ceiling, and wall-mounted heater.



Kitchen – 11'05" x 9'06"

UPVC double-glazed window to the rear elevation, range of base, wall and drawer units, tiled splashback, 1½ composite sink with drainer, built-in double oven, electric hob with cooker hood over, space and plumbing for dishwasher, and storage cupboard.





Conservatory / Utility Room

Wall and base units, space and plumbing for washing machine, space for tumble dryer, double-glazed windows and patio doors to the rear elevation, and internal door into the garage.

First Floor

Landing

UPVC double-glazed window to the side elevation, airing cupboard housing the water tank, loft access -partially boarded and doors to all rooms.

Bedroom One – 11'09" x 10'01"

UPVC double-glazed window to the front elevation, coving to the ceiling, fitted wardrobes and bedside units, radiator, and door to:



En-Suite

UPVC double-glazed obscured window to the side elevation, low-level WC, pedestal wash hand basin, enclosed shower unit, fully tiled walls, and radiator.



Bedroom Two – 11'09" x 9'07"

UPVC double-glazed window to the rear elevation, coving to the ceiling and radiator.



Bedroom Three – 8'11" x 6'08"

UPVC double-glazed window to the front elevation, coving to the ceiling and radiator.



Bedroom Four

UPVC double-glazed window to the rear elevation, coving to the ceiling and radiator.



Family Bathroom

UPVC double-glazed obscured window to the side elevation, low-level WC, pedestal wash hand basin, enclosed shower unit, fully tiled walls, and radiator.



Externally

Front

Block-paved driveway suitable for two vehicles, lawned area with bedding borders containing a range of shrubs and bushes, and gated access to both sides leading to the rear garden.

Rear Garden

Patio area, fenced to all sides, laid to lawn with bedding borders containing a range of shrubs and bushes.

Garage

Integral garage with up-and-over door, power, and lighting. Houses the condensing boiler, consumer unit, and meters.



EPC-D

Council Tax- E

Tenure- Freehold

Viewing Arrangements:

Strictly by appointment through the selling agent, Cheshire Property. Telephone 01270 766656.

Hours of Business:

Monday to Friday	9.00 – 5.00
Saturday	9.00 – 1.00

Important Notice:

None of the services, fittings or appliances (if any), heating insulation's, plumbing or electrical systems have been tested and no warranty is given as to their working ability.



