



## 36 Linksway, Congleton, CW12 3BS

£459,950

- Beautifully Presented Detached Family Home
- Three Well Proportioned Bedrooms
- Impressive Open Plan Living Dining Kitchen
- Integrated Appliances
- Spacious Lounge
- Versatile Accommodation
- Generous Resin Bound Driveway
- Fantastic Sized Enclosed Garden
- Generous Plot
- Highly Desirable Area

# 36 Linksway, Congleton CW12 3BS

Situated within the highly desirable and sought-after residential area of Mossley, this beautifully presented three-bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living. Constructed in attractive Cheshire brick and occupying a generous plot, the property enjoys excellent kerb appeal and is perfectly positioned close to highly regarded Mossley schools, local amenities and commuter links.



Council Tax Band: E



Internally, the property is entered via a stylish entrance porch leading into a bright and welcoming reception hallway, creating an immediate sense of warmth and character throughout.

The lounge is a superb family living space, beautifully styled with decorative mock beams - a feature very much in keeping with the ever popular modern farmhouse aesthetic, adding charm and character to the room. The focal point is the exposed brick chimney breast housing a cast iron multi-fuel stove, creating a cosy and inviting atmosphere, ideal for those winter evenings, whilst the bow window to the front elevation allows for plenty of natural light.

To the rear of the property lies the true heart of the home — an impressive open-plan living dining kitchen, designed perfectly for modern family life and entertaining. The stylish contemporary kitchen is fitted with a range of sleek handleless wall and base units, with quartz work surfaces over and incorporates a central breakfast bar providing informal seating. A range of quality integrated Neff appliances includes a double oven, induction hob with central extractor, dishwasher, full-height fridge and separate freezer, all complemented by clever storage solutions and ample preparation space. The kitchen seamlessly flows into the dining and additional family living area, creating a highly sociable and practical space, with sliding doors opening directly onto the rear garden and decked seating area, perfect for indoor-outdoor living.

To the first floor, there are three well-proportioned bedrooms together with a superb-sized family bathroom, fitted to an excellent standard and featuring a contemporary freestanding bath alongside a separate walk-in shower cubicle, offering both luxury and practicality for modern family living.

Externally, the property is approached via a generous resin bound driveway, providing ample off-road parking for multiple vehicles, leading to the integral garage with electric remote-controlled up-and-over door. A neatly maintained front lawn with mature ornamental tree enhances the attractive kerb appeal.

To the rear is a fantastic-sized enclosed garden, predominantly laid to lawn with mature planting, established borders and a decked seating area, creating an ideal space for outdoor entertaining, children and family enjoyment. The private and established nature of the garden provides an excellent degree of seclusion and a wonderful extension of the living accommodation during the warmer months.

An early viewing is highly recommended to fully appreciate the size, specification and highly regarded location this superb family home has to offer.

#### **Entrance Porch**

A stylish entrance porch featuring a modern composite front door with decorative glazed inserts, Green wood wash effect tiled flooring, half-panelled walls, and UPVC double glazed windows to both sides. A further UPVC double glazed inner door with obscured glazed panelling and matching side panel opens into the main reception hallway.

#### **Reception Hallway**

A bright and welcoming hallway with wood effect flooring, wall light point, contemporary vertical radiator with central mirror detail, and a UPVC double-glazed bow-style window to the front elevation. Staircase rising to the first-floor landing.

#### **Open Plan Living Dining Kitchen**

16'6" x 26'1"

A superb family sized open-plan living, dining and kitchen space, thoughtfully designed for modern day living and entertaining.

The kitchen is fitted with an attractive range of contemporary handleless wall and base units with quartz work surfaces over, incorporating an inset composite one-and-a-half bowl sink unit. Integrated Neff appliances include a double oven with combination grill, induction hob with central extractor, integral dishwasher, and a full-height fridge and separate freezer housed within contrasting oak-effect cabinetry. Additional features include carousel corner storage, soft-close drawers, and display cabinets.

A central breakfast bar provides seating for up to four people, creating an ideal social hub. UPVC double-glazed side access door and rear-facing windows with fitted inset blinds. The open-plan living / dining area offers ample space for both dining and lounge furniture, with a concealed fitted workstation set behind concertina doors, recessed LED lighting, Karndean flooring throughout, and sliding UPVC patio doors opening onto the rear garden.

#### **Lounge**

15'8" x 14'10"

A beautifully presented separate reception room featuring a bow window to the front elevation, decorative mock ceiling beams, and an exposed brick chimney breast with inset cast iron multi-fuel stove set upon a black slate hearth. Feature inset lighting to the inglenook and provision for wall-mounted television.

#### **Garage**

16'0" x 9'2"

With electric remote controlled up-and-over door, UPVC double-glazed side windows and personal access door, fitted work surface with plumbing for washing machine below, wall-mounted gas fired central heating boiler, power and lighting.

#### **Landing**

With UPVC double glazed window to the front elevation and loft access.

#### **Bedroom One**

14'9" x 13'1"

(into wardrobes)

A spacious principal bedroom with UPVC double glazed window to the front elevation, radiator, and a range of fitted wardrobes.

### Family Bathroom

12'11" x 7'5"

A luxurious and well appointed family bathroom, comprising a freestanding contemporary bath with floor mounted mixer tap and shower attachment, feature LED-lit splashback tiling, and a walk-in double shower enclosure, fitted with twin shower system including rainfall head and detachable shower. Low-level WC and wash hand basin set within a vanity unit with storage beneath. Fully tiled walls, recessed LED lighting, extractor fan, heated towel rail, UPVC obscured double-glazed window, and Karndean flooring.

### Bedroom Two

14'6" x 9'5"

A generous double bedroom with UPVC double glazed window overlooking the rear garden, feature alcove with recessed lighting, and radiator.

### Bedroom Three

9'5" x 11'7"

A well proportioned third bedroom with UPVC double glazed window to the rear elevation and radiator.

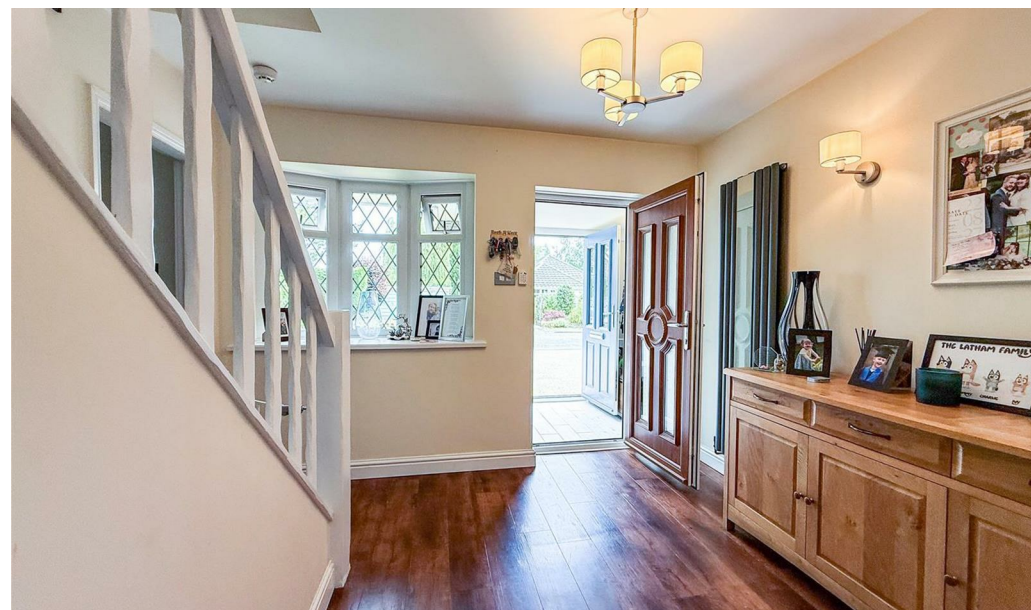
### Externally

To the front, the property is approached via a generous resin-bound driveway providing ample off-road parking for multiple vehicles, alongside an integral garage. A neatly maintained lawned garden with mature trees adds to the attractive kerb appeal.

To the rear, the property enjoys a private and well-established enclosed garden, predominantly laid to lawn and bordered by mature trees, shrubs and planting, creating a pleasant and secluded setting. A timber decked seating area provides an ideal space for outdoor dining and entertaining, with ample room for family enjoyment. The garden also benefits from a useful timber storage shed and gated side access.

### AML REGULATIONS

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## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

E



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	