



## 92 Biddulph Road, Congleton, CW12 3LY

Offers Over £400,000

- An Individual Victorian Semi Detached Residence With Four Double Bedrooms
- Ground Floor Shower Room & WC
- Ample Off Road Parking For Multiple Vehicles
- Offered With No Upward Chain
- Full Of Character With An Abundance Of Original Features Throughout
- Requires Modernisation Offering Potential To Redesign & Reconfigure
- Close To Congleton Train Station & Local Amenities
- Three Spacious Reception Rooms & Good Size Dining Kitchen
- Positioned On a Generous Plot With Established Gardens To The Front & Rear
- Sought After & Non-Estate Mossley Location

# 92 Biddulph Road, Congleton CW12 3LY

An exceptional opportunity to acquire a substantial Victorian semi-detached residence, occupying a generous plot within a non estate Mossley location, offering an abundance of original character, spacious accommodation and tremendous potential.



Council Tax Band: F



Available with no upward chain, this impressive family home offers three excellent sized reception rooms and four double bedrooms, presenting a rare opportunity for buyers looking to restore and modernise a handsome period property. Whilst the property now requires a comprehensive programme of refurbishment, this is reflected within the asking price, allowing purchasers the opportunity to create a truly magnificent forever home.

Stepping inside, the property immediately showcases its Victorian heritage with an impressive reception hall featuring original Minton tiled flooring, an elegant turning staircase with original panelling, high ceilings, decorative coving and a wealth of period detailing throughout. The accommodation offers three spacious reception rooms, ideal for growing families or those seeking versatile living space, together with a generous breakfast kitchen, ground floor shower room and separate WC.

To the first floor are four exceptionally well-proportioned double bedrooms, many enjoying attractive views over the neighbouring church and mature gardens, together with a family bathroom and separate WC.

Externally, the property occupies a generous mature plot with established gardens to both the front and rear, offering an excellent degree of privacy and a wonderful backdrop for family life. A driveway provides off-road parking and leads to a detached garage, which is now in need of demolition or replacement, presenting buyers with further scope to redesign the outside space to suit their own requirements.

Situated within the highly regarded Mossley area of Congleton, the property enjoys a convenient position within walking distance of Congleton Railway Station, Mossley CE Primary School, local amenities and excellent commuter links, making it an ideal choice for families and commuters alike.

Period homes of this scale and potential seldom become available. Early viewing is highly recommended to fully appreciate the size, character and exciting opportunity on offer.

#### **Entrance Porch**

Having a timber side entrance door with window to the side aspect, radiator, wall light point and under-stairs storage cupboard.

#### **Entrance Hall**

A welcoming entrance hall featuring original Minton tiled flooring, radiator, original staircase rising to the first floor with original panelling and coved ceiling.

#### **Lounge**

14'0" x 14'0"

Having a UPVC double glazed bay window to the front aspect, radiator, feature fireplace, laminate flooring and coved ceiling.

#### **Sitting Room**

19'1" x 13'5"

Having a UPVC double glazed window to the front aspect, radiator, original coved ceiling and feature open fireplace.

#### **Inner Hallway**

Giving access to the kitchen, dining room and ground floor shower room.

#### **Dining Room**

17'0" x 13'5"

Having original sash windows, radiator, electric wall-mounted fire set within the chimney breast and original coved ceiling

#### **Ground Floor Shower Room & WC**

Original sash obscured glazed window to the side aspect.

Fitted with an enclosed shower cubicle, wash hand basin set within a vanity storage unit and access to the WC.

#### **Kitchen**

10'3" x 14'2"

Fitted with a range of wall and base units with work surfaces over incorporating a 1 1/2 bowl sink unit with mixer tap. Space for Range style cooker with stainless steel splashback and matching chimney-style extractor hood over. Feature Aga-style cooker (not connected), original sash windows to the rear aspect and gas-fired central heating boiler.

#### **Conservatory**

9'4" x 7'0"

Having single glazed windows and door.

#### **First Floor**

25'11" x 6'10"

A spacious landing having original sash windows to the side aspect together with a window to the front aspect, coved ceiling, access to all bedrooms, built-in storage cupboard with shelving and access to the loft space.

#### **Bedroom One**

14'0" x 14'0" into bay

Having a comprehensive range of fitted wardrobes and drawers, UPVC double glazed bay window to the front aspect enjoying views over the adjacent church and grounds, radiator.

#### **Bedroom Two**

13'5" x 14'8"

Having a glazed window to the front aspect, radiator and attractive original cast iron fireplace set within the chimney breast.

#### **Bedroom Three**

13'5" x 13'10"

Having an original window to the rear aspect, radiator, original cast iron fireplace to the chimney breast and a defined vanity area with wash hand basin set within a vanity storage unit.

#### **Bedroom Four**

10'5" x 14'2"

Having an original window overlooking the rear garden, radiator and original cast iron fireplace to the chimney breast.

#### **Inner Landing**

Having an original sash window to the rear aspect.

### **Bathroom**

6'1" x 7'6"

Fitted with a cast iron freestanding bath with electric shower over, wash hand basin set within a vanity storage unit, original window to the rear aspect, radiator and airing cupboard housing the hot water cylinder.

### **Separate WC**

Having a low-level WC and original window to the side aspect.

### **Gardens**

Occupying a generous mature plot, the property enjoys attractive gardens to both the front and rear. The front garden is predominantly laid to lawn with established trees and mature planting and a feature pond, creating an attractive approach to the property, whilst the driveway provides off-road parking for multiple vehicles and extends to the side of the property.

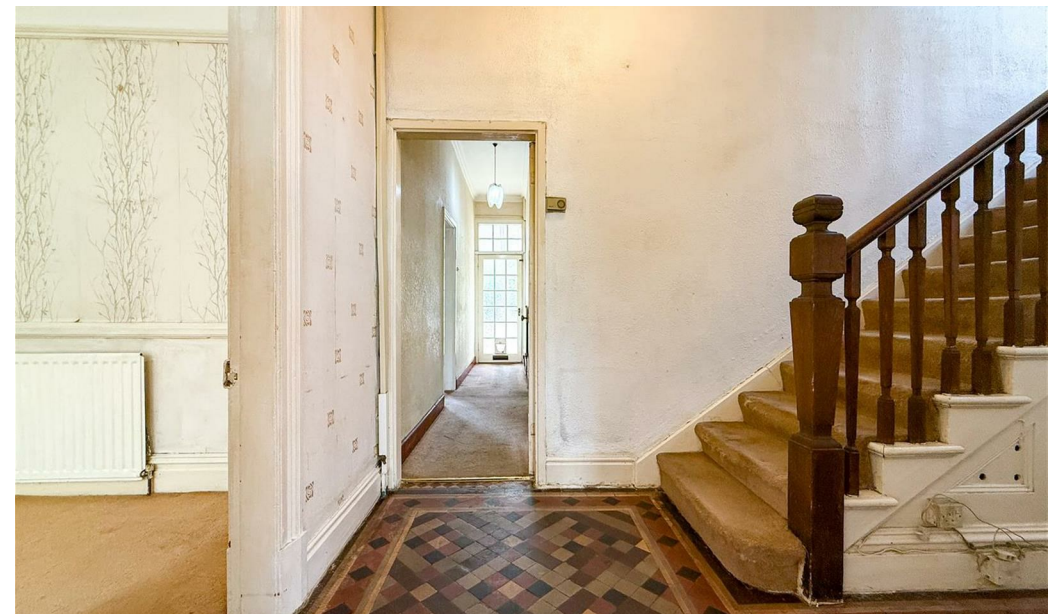
The rear garden is a true hidden gem, offering a wonderful sense of privacy and seclusion, it features a generous lawn surrounded by mature trees, flowering shrubs and well-stocked borders. A feature pond provides an attractive focal point, enhancing the garden's tranquil atmosphere, while an attached brick outbuilding offers useful storage or excellent potential to extend into the existing accommodation, subject to any necessary consents.

### **Garage**

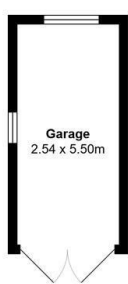
8'3" x 18'0"

### **AML Regulations**

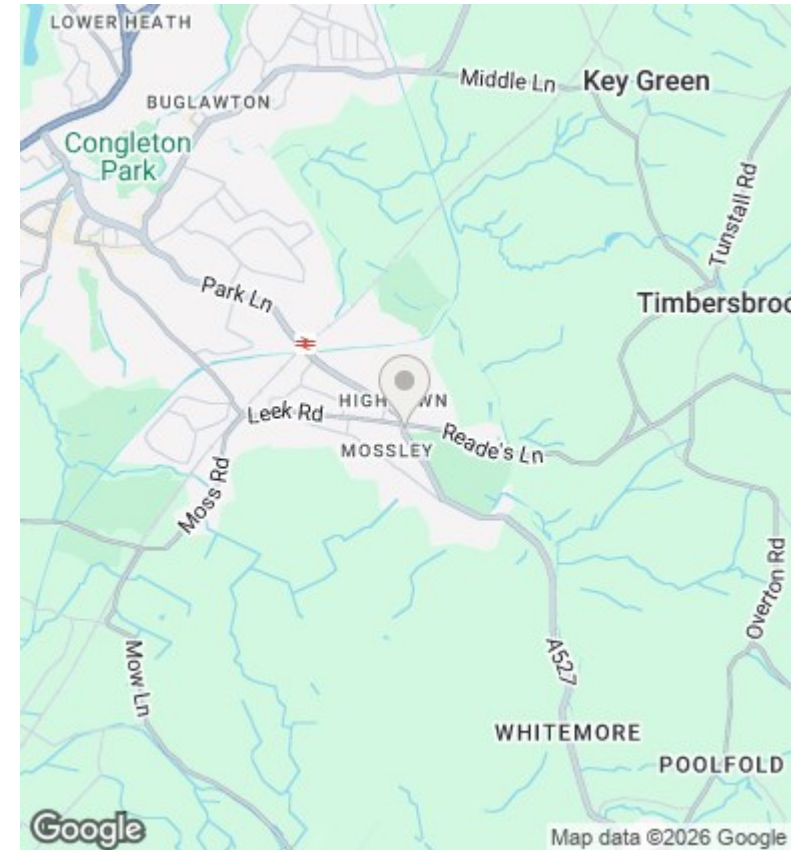
We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Total Area: 229.4 m<sup>2</sup>  
 All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed



## Directions

## Viewings

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

## Council Tax Band

F

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>		<b>68</b>
(39-54) <b>E</b>	<b>45</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	