



45 MOSS ROAD, CONGLETON, CHESHIRE, CW12  
3BN

AUCTION GUIDE £310,000



STEPHENSON BROWNE



MODERN METHOD OF AUCTION- STARTING BID-  
£310,000

Stephenson Browne are thrilled to offer to the market this outstanding four bedroom detached bungalow on the highly sought after Moss Road. Having been recently renovated throughout, situated on a brilliant sized plot and overlooking stunning countryside to the rear, this property won't be around for long!

Located in the popular Mossley area, you are within close proximity of Congleton Train Station and many local shops and amenities. You are also only 1.1 miles away from Congleton Town Centre on foot, so could stroll into town if needed.

The property was virtually taken back to brick before renovation works started and included a new ceiling and insulation throughout, brand new boiler, central heating system and radiators, full re wire, new bathroom and tiling, new kitchen, appliances and tiling, new utility area and tiling, re plastered, fully decorated throughout, new wooden floor in the hallway, new doors throughout, new light fittings throughout, new electric shower, outside gardens landscaped, fencing, re painted externally including garage, new exterior lights and more. Flooring yet to be fitted can also be included subject to negotiation.

Heading inside the property you are welcomed into the entrance hallway which provides access to three bedrooms, the smallest ideal to be used as a study/dressing room, the main bathroom, living room with bay window and newly fitted stylish kitchen. The master bedroom sits to the rear of the property with views of the garden and beyond and benefits from an en suite, there is also a utility room and conservatory.

Externally the property benefits a large paved driveway to the front which continues down the side and into the laid to lawn rear garden with patio area and a detached garage. The rear garden backs onto farmers fields with fantastic open views beyond, the perfect space for al fresco dining or relaxing soaking up the summer sun.





**Auctioneers Comments**  
STARTING BID: £320,000.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).  
If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**Entrance Hall**

UPVC entrance door with opaque glass panel, newly fitted wooden flooring, two newly fitted radiators, loft access and access to three bedrooms, living room, bathroom and kitchen.

**Living Room**

11'10" x 11'0"  
UPVC double glazed bay window to the front elevation, two newly fitted radiators and newly fitted door. Flooring can be included subject to negotiation.

**Kitchen**

13'8" x 8'10"  
Newly fitted modern kitchen comprising wall and base units with work surface over, built in oven and hob with extractor over, built in dishwasher and fridge/freezer, stainless steel sink with drainer and mixer tap over, wine storage, tiled splash backs, newly fitted door, UPVC double glazed window to the side elevation, UPVC double glazed window to the rear elevation, spot lights and newly fitted wooden flooring.

**Utility Room**

11'4" x 3'11"  
Newly fitted base unit with work surface over, space for washing machine and tumble dryer, stainless steel sink, tiled splash back, UPVC double glazed window to the rear, spot lights, newly fitted door and newly fitted wooden flooring.

**Conservatory**

14'11" x 11'0"  
Brick built conservatory with UPVC windows to the side and rear elevations. UPVC double doors leading to the rear garden and tiled flooring.





**Bedroom One**

16'9" x 12'1"

UPVC double glazed window to the rear elevation, newly fitted door and radiator. Flooring can be included subject to negotiation.

**En Suite**

9'4" x 3'3"

Fitted three piece suite comprising low level WC, pedestal hand wash basin and shower cubicle with electric shower and glass door, UPVC double glazed opaque window to the side elevation, tiled splash back and tiled floor.

**Bedroom Two**

11'8" x 10'10"

UPVC double glazed bay window to the front elevation, two newly fitted radiators and newly fitted door. Flooring can be included subject to negotiation.

**Bedroom Three**

9'8" x 9'8"

UPVC double glazed window to the side elevation, newly fitted radiator and newly fitted door. Flooring can be included subject to negotiation.

**Bedroom Four/Study**

10'0" x 5'1"

Ideal to be used as a study/dressing room, UPVC double glazed windows to the rear and side elevation and built in shelving. Flooring can be included subject to negotiation.

**Bathroom**

6'8" x 6'5"

Newly fitted modern bathroom with three piece suite comprising low level WC, pedestal hand wash basin and bath with shower attachment, part tiled walls and tiled floors.

**Externally**

Externally the property benefits a large paved driveway to the front which continues down the side and into the laid to lawn rear garden with patio area and a detached garage measuring 20'11" x 11'3" . The rear garden backs onto farmers fields with fantastic open views beyond, the perfect space for al fresco dining or relaxing soaking up the summer sun.

**Tenure**

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

**Need to Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

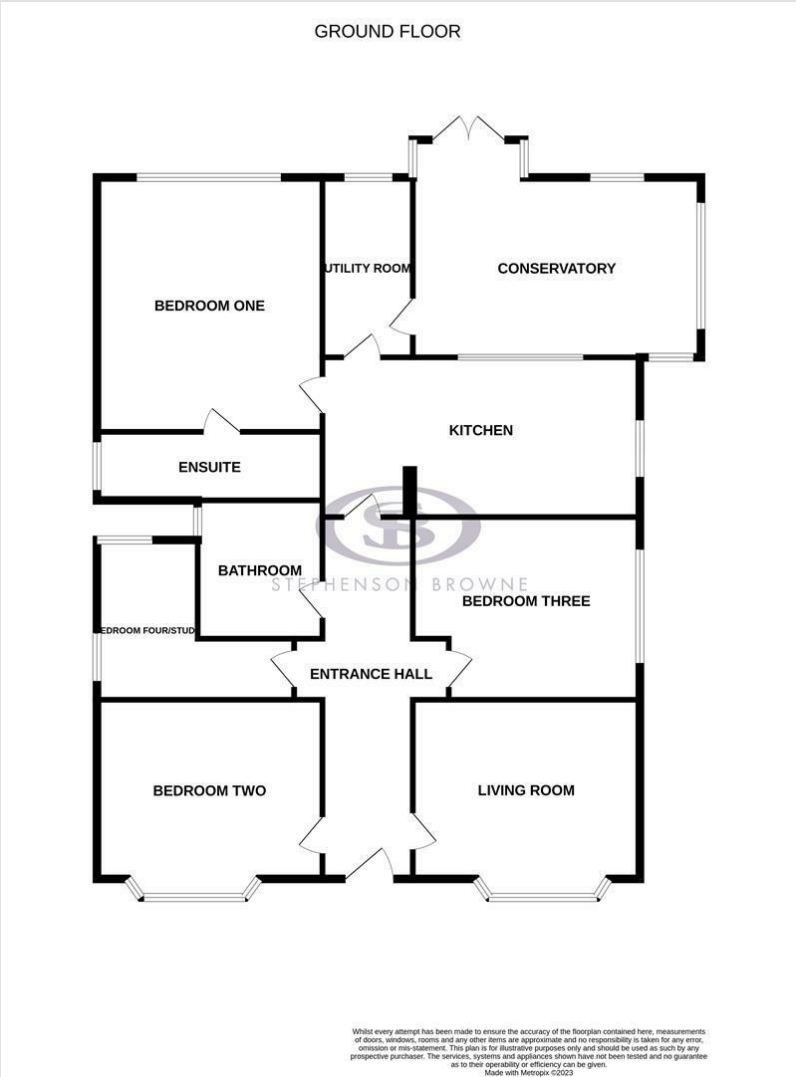
**Agents Note**

Please note some photos have been AI edited.

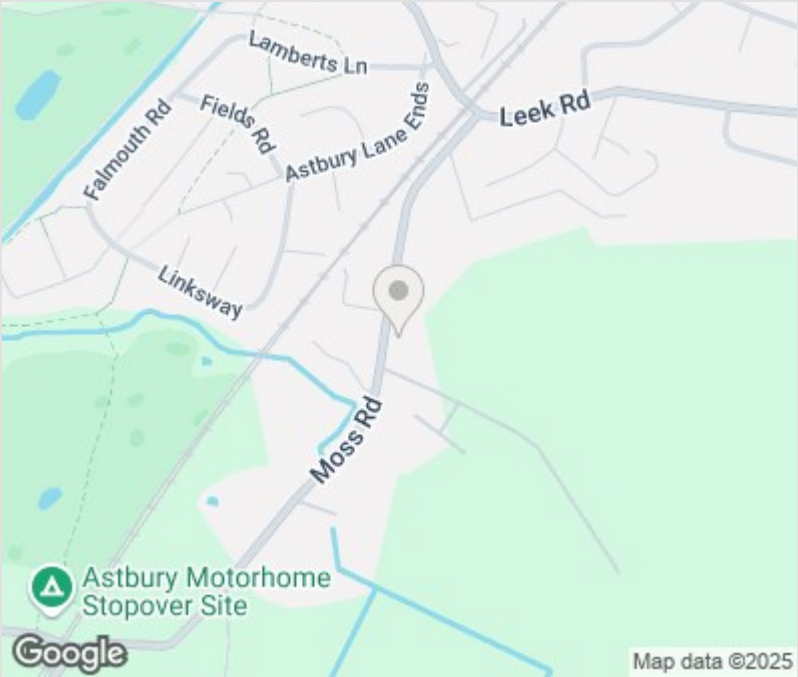




Floor Plan



Area Map



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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64