



80 BIDDULPH ROAD, CONGLETON, CW12 3LG

£480,000



STEPHENSON BROWNE

Originally built in 1890, this magnificent detached home offers a rare opportunity to acquire a property rich in character, beautifully preserved and thoughtfully updated to suit modern family living. Nestled in one of Congleton's most desirable areas, this impressive residence enjoys a peaceful and private setting, with mature wraparound gardens, spacious interiors, and timeless period features throughout.

From the moment you step into the grand entrance hall, the tone is set for the rest of this elegant home. Classic features such as large stained glass bay windows, soaring high ceilings, and intricate plasterwork reflect the property's heritage, while modern enhancements ensure comfort and convenience for everyday life.

The generous ground floor layout is ideal for both relaxed living and entertaining. A spacious lounge leads effortlessly into an open-plan dining kitchen and bright conservatory, creating a warm and sociable hub at the heart of the home. A separate utility room and downstairs WC add practicality, while a second sitting room with French doors opens directly onto the garden, offering a peaceful retreat or additional family space.

Upstairs, you'll find four well-sized double bedrooms along with a fifth single bedroom currently used as a study, ideal for home working or flexible family needs. A stylish main family bathroom and an additional shower room serve the bedrooms, adding to the home's functionality.

Outside, the beautifully landscaped gardens wrap around the property, offering complete privacy and a variety of spaces to enjoy during the warmer months. A useful outbuilding, WC, side access to a detached garage, and two additional off-road parking spaces complete the external offering.



Set within a leafy and desirable part of Mossley, close to local conservation areas, this location is regarded as one of Congleton's most prestigious. The village offers a fantastic lifestyle with a variety of local shops just a short stroll away, while Congleton town centre is easily reached in minutes. The nearby train station and quick access to the A34 make commuting simple, and excellent local schools at both primary and secondary level add to the area's family appeal.

This is a rare opportunity to own a home of such scale, charm, and setting. Early internal inspection is highly advised to fully appreciate all this fantastic home has to offer!

Entrance Hall

Wooden external front entrance door with stained glass windows, two stained glass windows and double glazed window, ceiling light fitting, solid oak flooring, central heating radiator, providing access to ground floor accommodation and stair access to the first floor accommodation.

Lounge

16'2" x 11'9"

Double glazed bay window to the front elevation, solid oak flooring, feature decorative fireplace, central heating radiator, power points, double door access into the...

Open Plan Dining Kitchen

Kitchen Area

16'11" x 8'1"

Fitted kitchen comprising wall and base units with work surface over, inset sink with single drainer and mixer tap, large range cooker with extractor over, space for a large American style fridge freezer, integrated dishwasher and microwave, ample power points, three double glazed windows, under floor heating, ceiling spotlights, tiled flooring, direct access into the utility and WC.

Dining Area

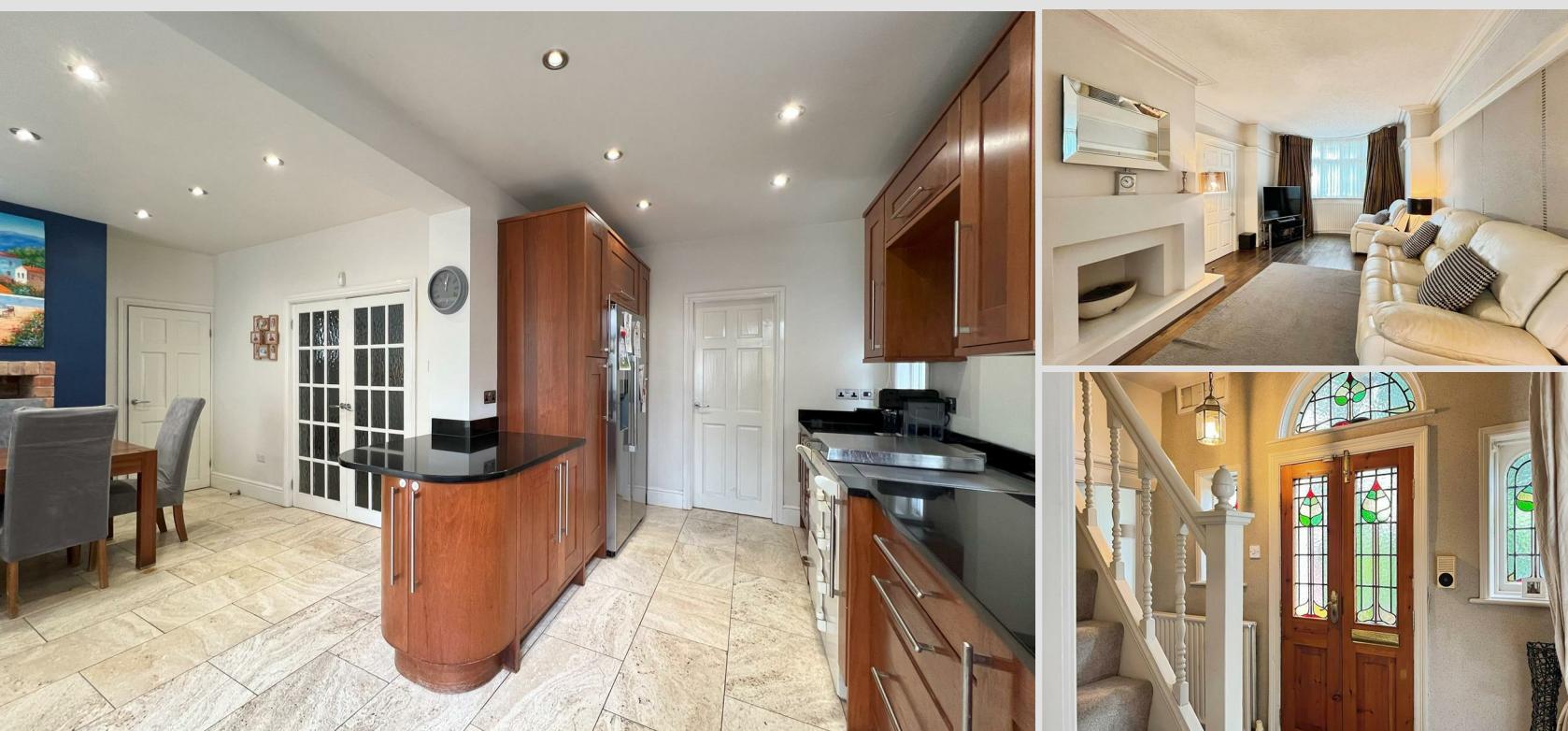
13'3" x 11'9"

Feature fireplace with brick surround with chimney access to house a log burner, ceiling spotlights, tiled flooring, two modern vertical central heating radiators, under floor heating, power points, open access into the conservatory.

Conservatory

9'3" x 7'1"

UPVC double glazed windows to all elevations, tiled flooring, power points, external door access into the rear garden.



Utility

5'9" x 5'6"

Wall and base units with work surface over, space and plumbing for washing machine and dryer, houses the boiler, ceiling spotlights, tiled flooring, double glazed window, power points, access into the WC.

WC

5'10" x 2'5"

Low level WC, hand wash basin with mixer tap, ceiling light fitting, extractor fan.

Reception Room

15'8" x 14'11"

Stained glass bay window, ceiling light fitting, two central heating radiator, log burning stove carpet flooring, power points, French doors opening into the garden.

Landing

Providing access to all first floor accommodation, ceiling light fitting, carpet flooring, power point, loft access.

Bedroom One

15'10" x 15'1"

Double glazed stained glass bay window to the side elevation, cast iron decorative fireplace, ceiling light fitting, central heating radiator, carpet flooring, power points, double glazed window to the rear elevation.

Family Bathroom

10'1" x 5'6"

Stylish three piece fired earth fitted suite comprising low level WC, bowl hand wash basin with wall fitted mixer tap, wall mounted mirror above, low level bath with shower over, chrome heated towel rail, tiled flooring, store cupboard, ceiling spotlights, stained glass window to the side elevation and window to the front elevation.

Bedroom Two

15'10" x 11'8"

Stained glass double glazed window to the front elevation, ceiling spotlights, central heating radiator, carpet flooring, power points.

Bedroom Three

11'9" x 9'1"

Double glazed window to the rear elevation, ceiling spotlights, central heating radiator, carpet flooring, power points, decorative cast iron fireplace.



Bedroom Four

10'6" x 9'9"

Double glazed window to the front and side elevation, ceiling spotlights, carpet flooring, two central heating radiators, power points.

Study/Bedroom Five

11'0" x 8'0" max

Double glazed window to the rear elevation, built in wardrobes, wood effect flooring, ceiling light fitting, fitted shelving, power points.

Shower Room

6'2" x 4'3"

Modern fired earth fitted suite comprising low level WC, bowl sink hand wash basin with mixer tap, wall mounted mirror, walk in wet room style shower, fitted shower head and removable shower head, tiled splash back, tiled flooring, ceiling spotlights, central heating radiator, double glazed window to the side elevation.

Detached Garage

16'7" x 12'11"

Power and light, roller door, side access door, double glazed window to the side elevation, electric car charging point, loft storage space with drop down ladder and skylight.

Externally

Outside, the beautifully landscaped gardens wrap around the property, offering complete privacy and a variety of spaces to enjoy during the warmer months. A useful outbuilding, WC, side access to a detached garage, and two additional off-road parking spaces complete the external offering.

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.

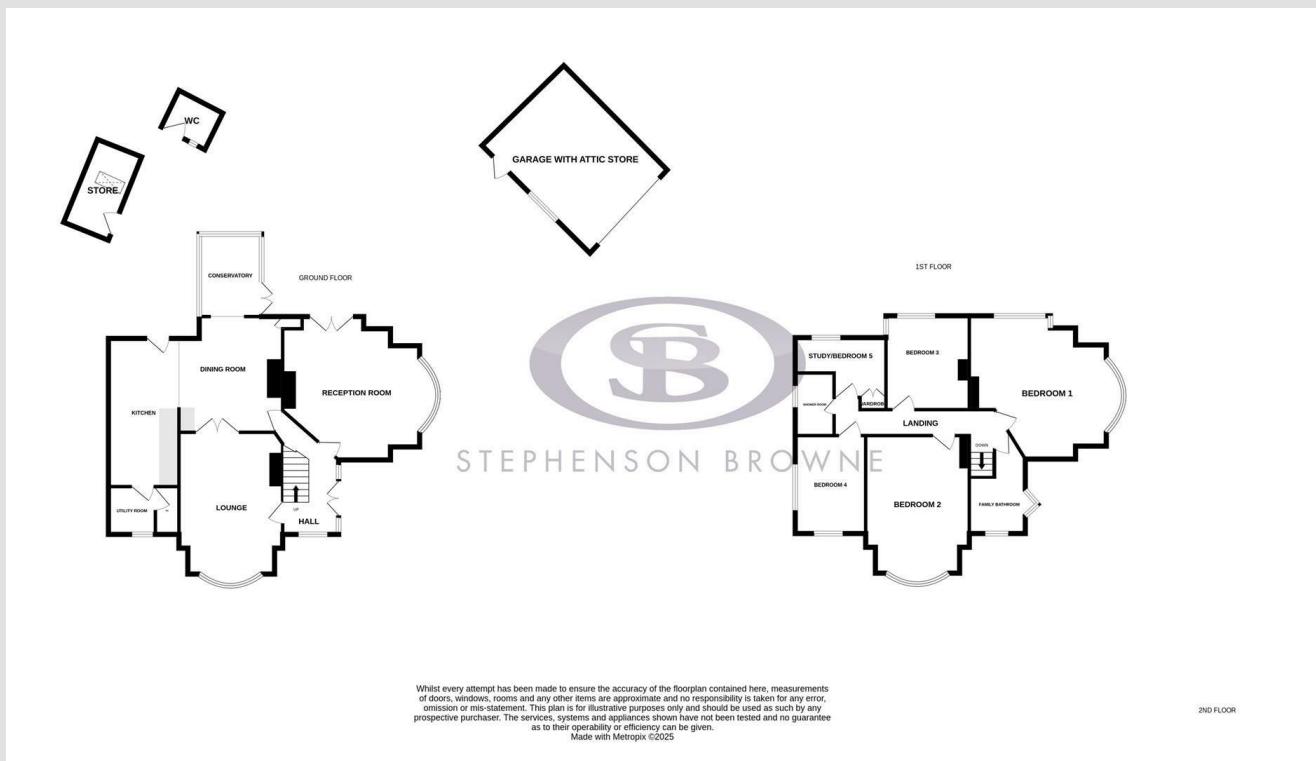
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Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.





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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ 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.

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