

chris hamriding

lettings & estate agents



53 Brooklands Road, Congleton, CW12 4LU

Offers In The Region Of £410,000

Offered for sale with NO ONWARD CHAIN!

Located within an established area of West Heath, this true bungalow occupies an impressive plot and is sure to suit those of you looking for a true bungalow that enjoys plenty of space both inside and out. Inside the property you'll be amazed by the space from the moment you enter. Approx 1500 square feet of accommodation flows throughout and the living space comprises; Entrance hall, lounge, dining room, conservatory and breakfast kitchen.

The remainder of the property is made up of three well proportioned bedrooms that are served by a roomy bathroom whilst the master bedroom enjoys an en suite and dressing room as well as one of the bedrooms enjoying a useful en suite WC.

Outside the home, the carriage driveway is fit for several vehicles and leads to the useful garage. Very pleasant gardens to the rear enjoy various lawns, patios, flower beds and shrubs as well as a shed and greenhouse. These gardens are great for a number of uses whether you're a keen gardener or just like to sit out when the weather allows, they also offer a great deal of privacy having just bungalows to the rear. Locally, West Heath shopping precinct is a short walk away and offers all the amenities you could need whilst a few moments stroll will also find you amidst lovely countryside. Commuter links and public transport options are also readily available nearby.

This really is a golden opportunity to acquire a fantastic home in a brilliant area so read on to find out more, view our photos and floor plan...then call us here at Chris Hamriding Estate Agents to book that all important viewing!

Porch

Hall

Lounge 11'10" x 22'1" (3.62 x 6.75)

Conservatory 11'7" x 14'1" (3.55 x 4.31)

Breakfast Kitchen 12'8" x 10'10" (3.88 x 3.31)

Dining room 11'11" x 11'0" (3.65 x 3.36)

Bedroom one 12'4" x 11'0" (3.78 x 3.36)

Shower room

Bedroom two 12'4" x 10'11" (3.78 x 3.34)

Bedroom three 7'2" x 11'9" (2.19 x 3.6)

WC

Bathroom

Garage 8'11" x 16'2" (2.74 x 4.93)

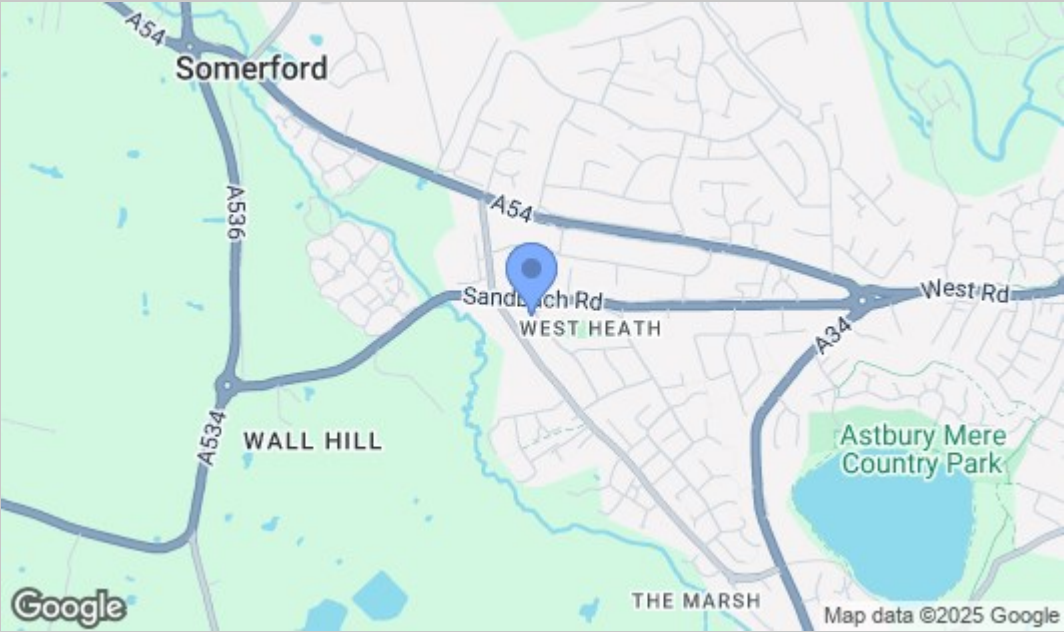
In and out driveway and gardens to front

Private landscaped gardens to rear

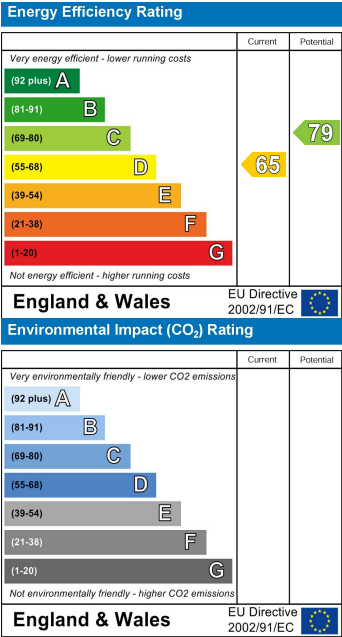
Floor Plan



Area Map



Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), 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 statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.