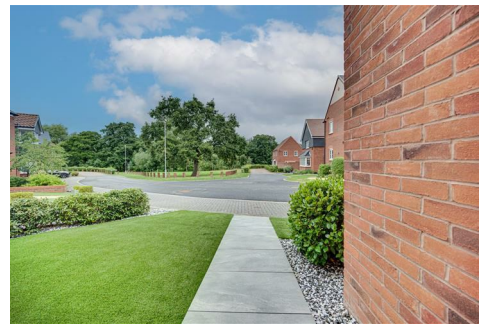


chris hamriding

lettings & estate agents



7 Oak Tree Avenue, Congleton, CW12 4QF

Asking Price £550,000

Sit proudly on the edge of the already established 'Loachbrook Meadow' development, this high quality home has been relatively recently constructed and is of extremely high standards throughout having been dramatically improved and extended. The home is very well appointed, and of a very family friendly design, with a pleasant layout that's designed with a modern lifestyle in mind. The ground floor enjoys a tasteful bay fronted lounge plus a useful snug/home office, guest cloakroom and gorgeous living kitchen whilst upstairs the five bedrooms are all very well proportioned and two enjoy a luxury en suite along with the family bathroom! The main feature we enjoy is the striking living/dining kitchen with its contemporary style and design, it flows perfectly from the main entrance hall and even out into the large rear garden! This room is sure to be where you'll spend many happy hours entertaining family and friends, whatever the weather. The rear gardens are a triumph! Beautifully landscaped and well thought out. Completing the whole package is a most useful garage with 2 ample driveways. It's well worthy of note that the views to the front of the home are beautiful and sure to change with every season.

Locally there are a number of great amenities, well regarded schools (primary and secondary), commuter links and abundant countryside all within easy walking distance.

This really is a great home that we just know you'll love so watch our guided video tour, view our photos and floor plan then call us here at Chris Hamriding Estate Agents now to book yourself that all important viewing!

Reception Hall

WC

Living/ Dining/ Kitchen 30'4" x 12'0" (9.27 x 3.68)

Feature Extended Living Area 12' x 10' (3.66m x 3.05m)

Sitting Room 15'1" x 12'7" excluding bay (4.6 x 3.85 excluding bay)

Study 9'10" x 8'0" (3 x 2.46)

Utility Room

First Floor Landing

Bedroom 1 20'0" x 11'4" into entry (6.12 x 3.46 into entry)

En Suite

Bedroom 2 12'3" x 10'2" (3.75 x 3.10)

En Suite

Bedroom 3 10'1" x 8'11" (3.08 x 2.73)

Bedroom 4 9'11" x 8'11" (3.03 x 2.73)

Bedroom 5 11'8" x 10'6" (3.56 x 3.22)

Family Bathroom

Garage

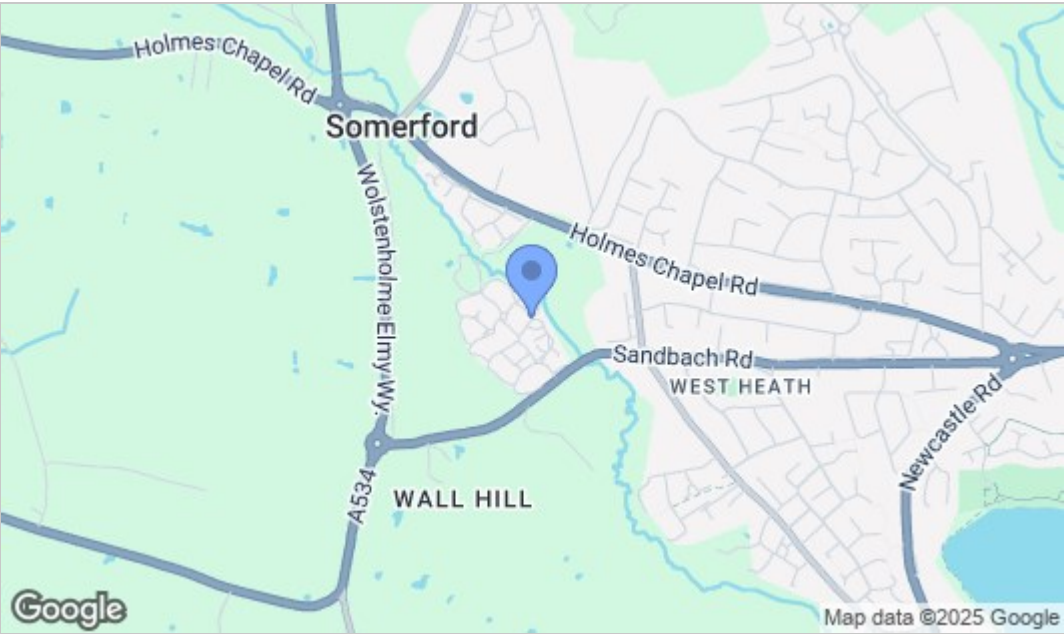
Gardens

Floor Plan

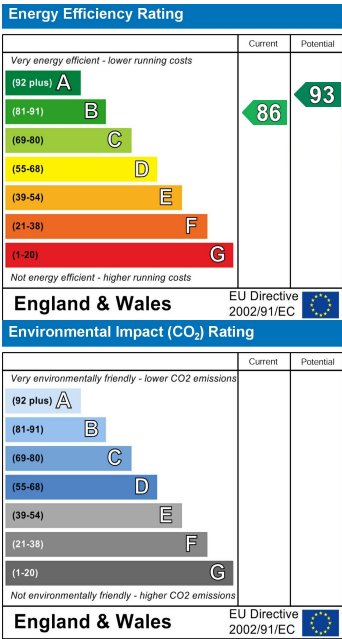


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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