



## 12 Ribblesdale Avenue, Congleton, CW12 2BS

### Offers In The Region Of £350,000

Take a look at our HD video tour to really appreciate the fantastic amount of family accommodation on offer within this great property!

Sit proudly at the head of a popular cul de sac, this detached home offers buyers plenty of space both inside and out as well as stunning views to the rear. Inside the home there are four bedrooms, two bathrooms, two reception rooms, a breakfast kitchen, WC and a hugely useful integral garage. The property sitting at the head of the road means that the views to the front are pleasant but it's the views to the rear that really steal the show! Overlooking the gardens, you can easily gaze for hours over the rooftops and into the stunning Dane Valley, these views are sure to change with the seasons and are a huge bonus to this already feature packed home.

Completing the whole package is a useful driveway, various patio areas and the gardens to three sides.

Locally, great amenities, primary & secondary schools, commuter links and countryside walks are within easy reach making this home ideal for the upsizing family.

Don't just take our word for it though...read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to find out more and book that all important viewing!

**Entrance hall**

**Lounge 11'6" x 13'0" (3.51 x 3.98)**

**Dining room 18'0" x 9'5" (5.49 x 2.88)**

**Kitchen 18'0" x 8'0" (5.51 x 2.45)**

**Guest WC**

**Stairs and landing**

**Master bedroom 11'0" x 11'3" (3.36 x 3.44)**

**En suite**

**Bedroom two 7'9" x 14'0" (2.38 x 4.27)**

**Bedroom three 9'7" x 10'0" (2.93 x 3.06)**

**Bedroom four 8'2" x 6'11" (2.50 x 2.13)**

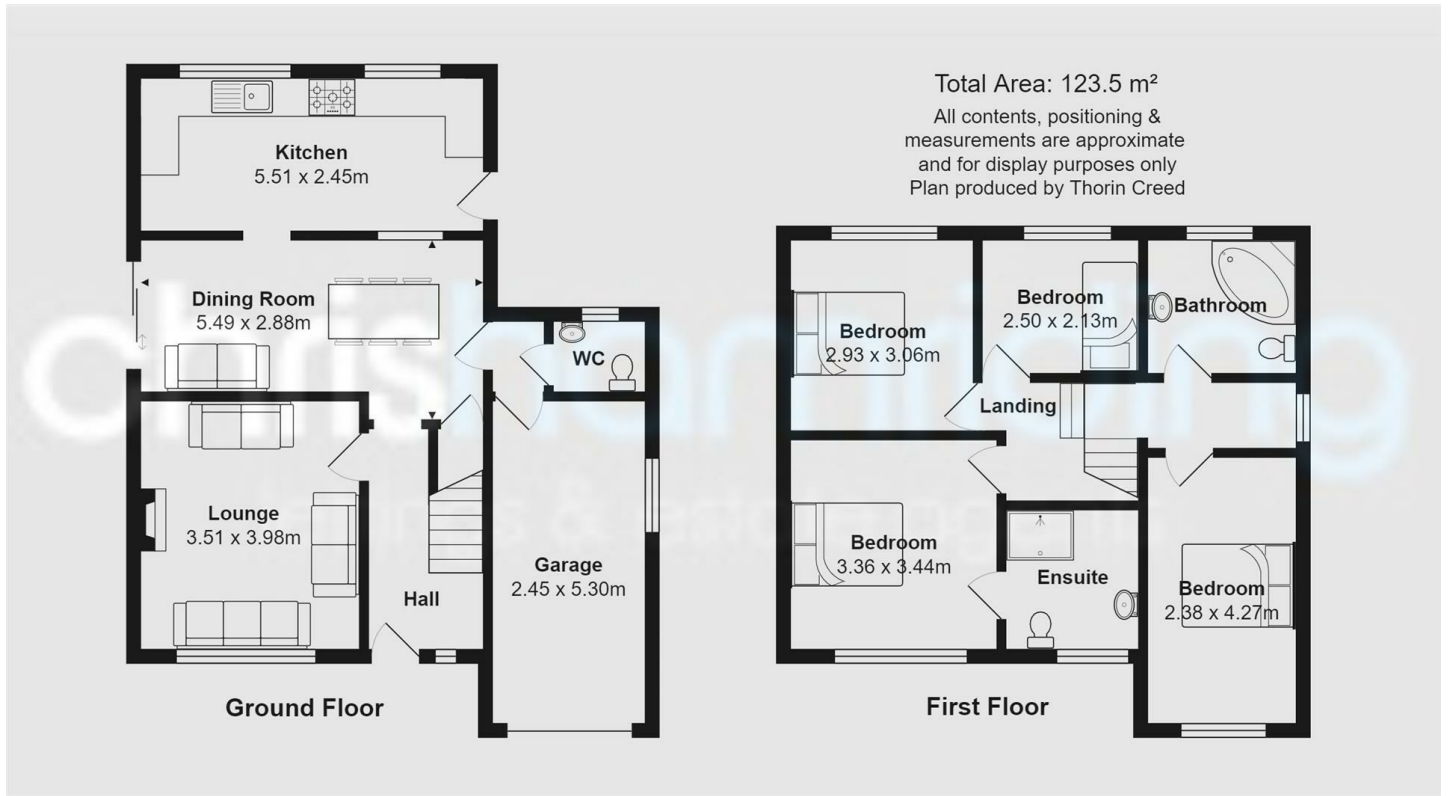
**Bathroom**

**Garage 8'0" x 17'4" (2.45 x 5.30)**

**Driveway**

**Gardens front and rear**

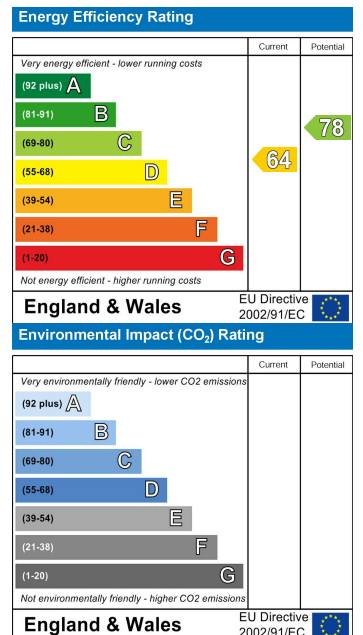
# Floor Plan



# Area Map



# Energy Efficiency Graph



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