

## 52 Obelisk Way, Congleton, CW12 4FY

£500,000

Take a moment to view our fully guided HD video tour of this amazing property that's offered for sale.

Quite literally tucked away in a quiet and very well regarded residential development, this spacious home boasts stunningly presented family accommodation across three floors as well as great private gardens, a driveway and a garage. Having been well care for and much improved by the current owner, the time has come for new owners to enjoy the superb family lifestyle on offer. Of particular note on the ground floor is the living kitchen, it's just perfect for families! Up on the top floor lies a fabulous master suite but our favourite feature of this brilliant house just has to be the three tasteful bathrooms that are laid out in a perfect way to suit busy family life...this is certain to keep everyone happy in the mornings!

Locally, great amenities are in easy reach and great schools are also within catchment making this perfect for the upsizing family! For the professional, commuter access is very well catered for and the A34 is but moments away from your door step giving great links to both north and south with the M6 motorway being within 15-20 minutes drive.

This really is a golden opportunity so call us here at Chris Hamriding Estate Agents to find out more and book that all important viewing!

**Entrance hall**

**Guest WC**

**Lounge 17'7" x 12'2" (5.36 x 3.73)**

**Kitchen diner (L shaped)**

**Utility rooms**

**Conservatory**

**First floor stairs and landing**

**Bedroom two 12'7" x 9'10" (3.86 x 3.02)**

**En suite**

**Bedroom three 12'6" x 9'2" (3.82 x 2.81)**

**Bedroom four 11'0" x 9'4" (3.36 x 2.86)**

**Main bathroom (Jack & Jill)**

**Stairs to top floor**

**Master bedroom suite 16'11" x 12'11" (5.16 x 3.95)**

**En suite**

**Integral garage 17'4" x 8'2" ( 5.3 x 2.5)**

**Driveway and gardens to front**

**Landscaped gardens to rear**

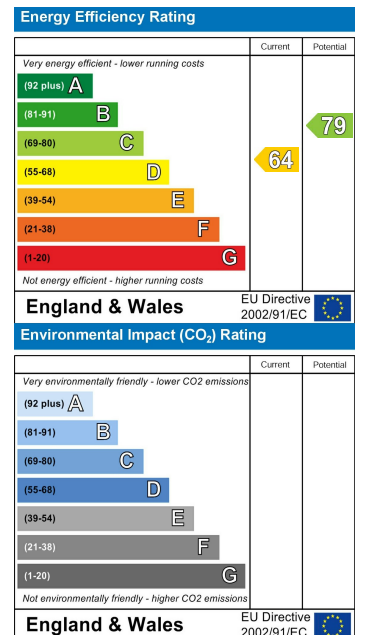
# Floor Plan



# 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.



9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

