



## **7 Malhamdale Road, Congleton, CW12 2DA**

### **Offers In The Region Of £335,000**

This fantastic detached home is sure to suit a wide range of buyers and is a credit to the current owners!

Having been recently extended to fantastic specification, the property is sat on a well proportioned plot consisting of pleasant gardens and a driveway, it's worth noting that the rear garden offers a great degree of privacy. Inside the property the accommodation is well planned over both floors and enjoys an efficient layout to suit a range of lifestyles, particularly for families! There are three good sized bedrooms and a bathroom to the first floor whilst downstairs is a useful entrance porch that leads into the open plan lounge and through to the truly superb extended dining kitchen with huge centre island and luxury appliances. Also on the ground floor is a useful extra reception room that could comfortably serve as a ground floor bedroom and sitting next to it is a stunning bathroom!

This really is a fabulous property that we are sure will prove popular so read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to book that all important viewing!

**Porch**

**Lounge**

**Dining room**

**Kitchen dining**

**Sitting room**

**Bathroom**

**Stairs and landing**

**Bedroom three**

**Bedroom two**

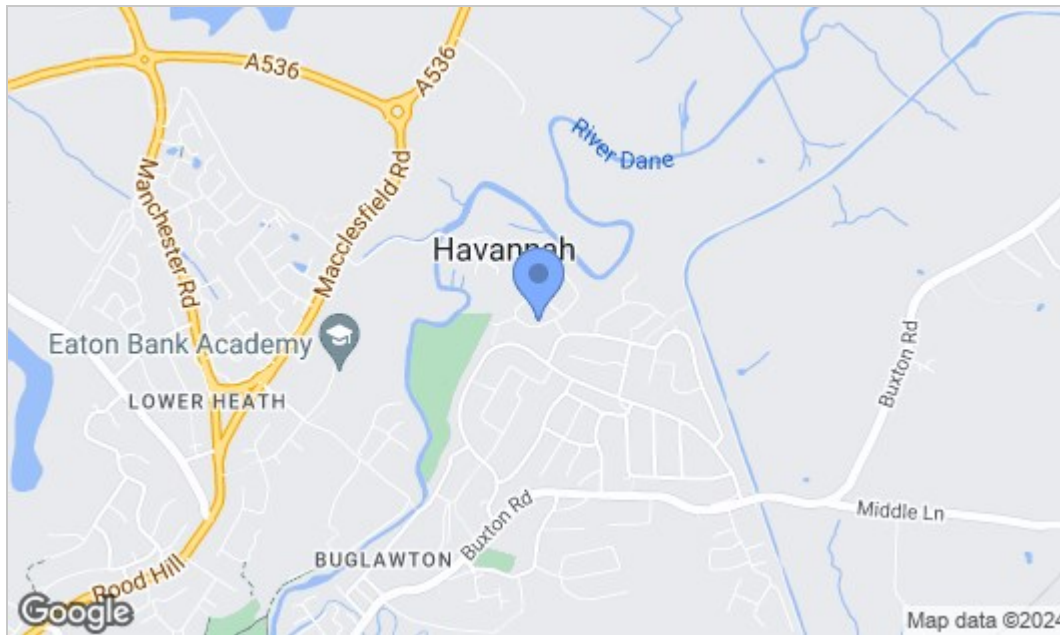
**Bedroom one**

**Bathroom**

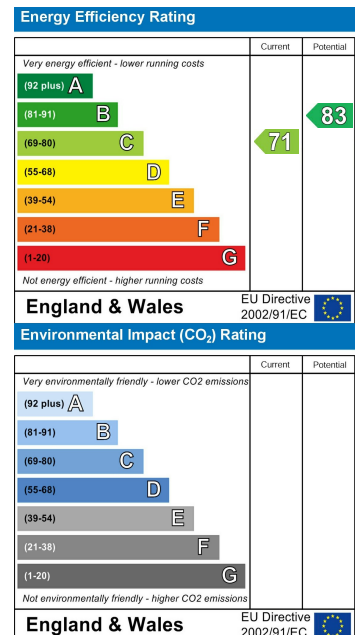
## Floor Plan



## 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.