



## 20 Albert Place. Havannah Street, Congleton, CW12 2AJ

### Offers In The Region Of £175,000

NO ONWARD CHAIN!

This attractive home enjoys a wonderful scheme of decoration as well as a nicely proportioned rooms laid out across both floors and the rare bonus of gardens is sure to tick many of your boxes!

As you enter through the pleasant forecourt garden, the accommodation is spacious across both floors and enjoys two reception rooms, two double bedrooms and a stylish kitchen and bathroom...all of which are contemporary in their design whilst also making the most of the original features that we all love so much!

It's not all about the inside though...to the rear is the aforementioned unexpected bonus! A lovely flagged patio and extensive lawned garden offer a wonderful outdoor lifestyle whilst enjoying a good degree of privacy. This outdoor space is seldom found on property of this nature so combined with the stunning interior and attractive forecourt, this home really is the whole package that you're going to love just as much as we do!

Take a moment to view our photos and floor plan...then call us here at Chris Hamriding Estate Agents to book that all important viewing!

**Lounge 13'1" x 11'0" (4 x 3.37)**

**Dining room 13'1" x 11'10" (4 x 3.61)**

**Kitchen 12'5" x 6'2" (3.8 x 1.9)**

**Stairs and landing**

**Bedroom one 13'3" x 11'0" (4.06 x 3.37)**

**Bedroom two 12'0" x 10'0" (3.66 x 3.06)**

**Bathroom**

**Gated forecourt to front**

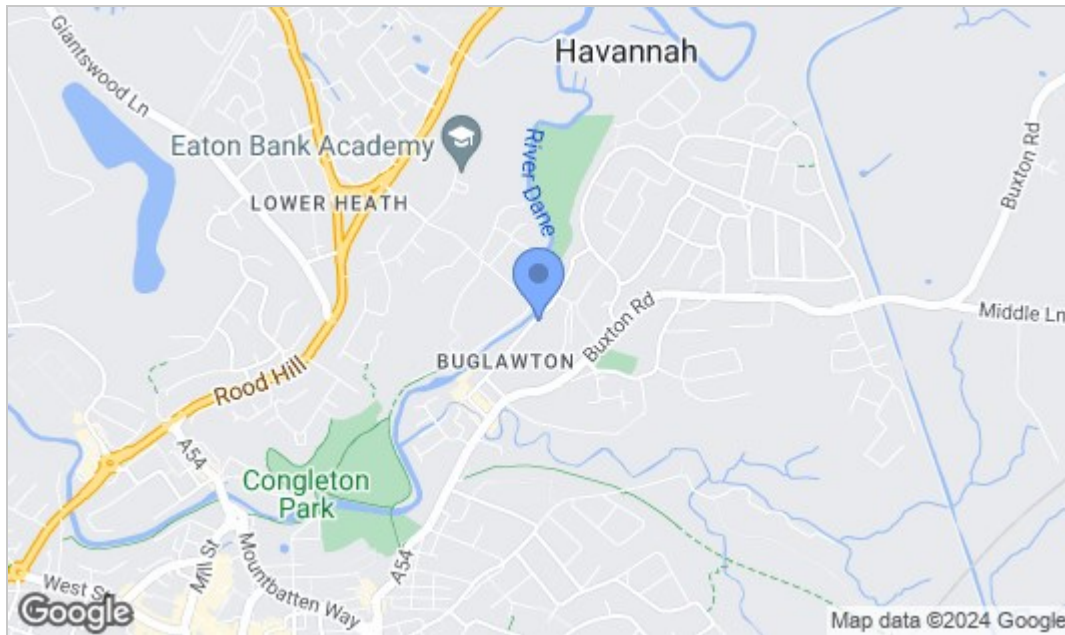
**Gardens to rear**

# Floor Plan

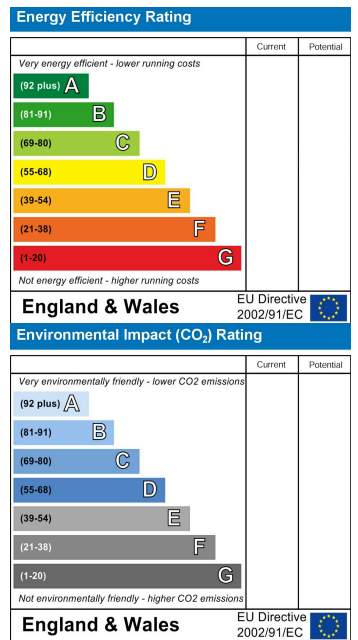


TOTAL FLOOR AREA: 801 sq.ft. (74.5 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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