

# chrishamriding

lettings & estate agents



## **Rosemary Cottage 110, Harriseahead Lane, Harriseahead, ST7 4RB**

### **Offers In The Region Of £350,000**

Sat proudly on a generous plot, this charming country home enjoys well proportioned accommodation across both floors and is sure to suit a wide range of buyers needs!

Surrounded by countryside and sat on a generous plot, outside the home are pleasant gardens, a large driveway, a detached double garage and a useful timber summer house.

The nearby village amenities are very useful along with larger facilities at the neighbouring towns of Congleton and Alsager.

To fully appreciate everything on offer here, watch our guided video tour, view our photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

## **Entrance porch**

**Lounge/ diner 22' x 12'9 (6.71m x 3.89m)**

**Kitchen/ diner 19'4 x 8'7 (5.89m x 2.62m)**

**Utility 8' x 7'5 (2.44m x 2.26m)**

## **Stairs and landing**

**Bedroom one 12'5 x 11'3 (3.78m x 3.43m)**

**Bedroom two 15'4 x 8'10 (4.67m x 2.69m)**

**Bedroom three 9'7 x 7' (2.92m x 2.13m)**

**Bathroom 12'1 x 8'7 (3.68m x 2.62m)**

**Garage 18'10 x 15' (5.74m x 4.57m)**

## **Driveway**

**Summer house 18'6 x 9' (max) (5.64m x 2.74m (max))**

## **Rear gardens**

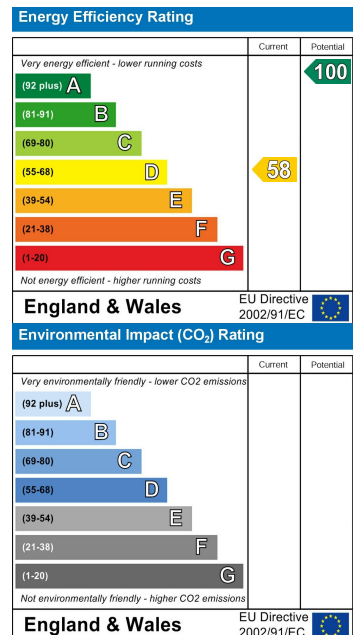
# Floor Plan



# 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

