



## **3 Balmoral Gardens, Congleton, CW12 2GG** **Offers In The Region Of £245,000**

Take a moment to watch our guided tour of this wonderful home to see everything it has to offer !

Sat within a quiet and popular residential development, this spacious property offers well presented and well planned accommodation throughout as well as generous gardens and an ample driveway! Local amenities and abundant countryside are just moments away, as are the local town centre, town park and good commuter links.

Viewing is considered truly paramount to appreciate what's on offer here so read on to find out more, view our video, floor plan and photos then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Hall**

**WC**

**Breakfast kitchen 15'2 x 7'3 (4.62m x 2.21m)**

**Lounge 13'9 x 11'5 (4.19m x 3.48m)**

**Stairs and landing**

**Bedroom one 13'9 x 11'3 (4.19m x 3.43m)**

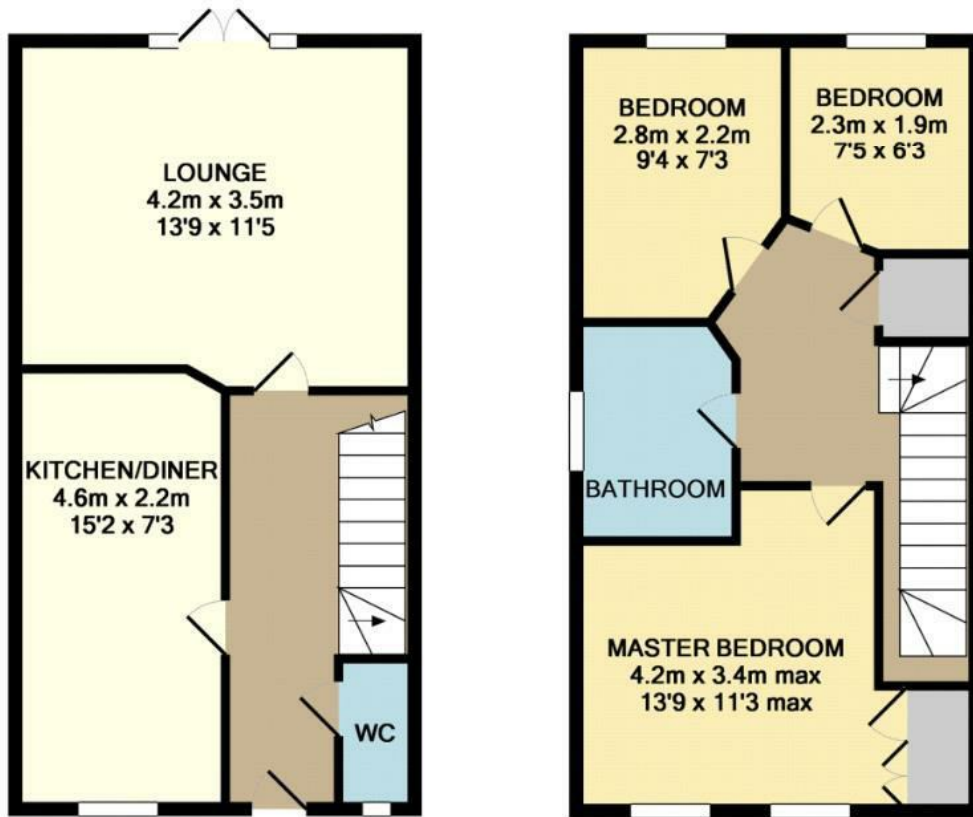
**Bedroom two 9'4 x 7'3 (2.84m x 2.21m)**

**Bedroom three 7'5 x 6'3 (2.26m x 1.91m)**

**Driveway**

**Front and rear gardens**

## Floor Plan

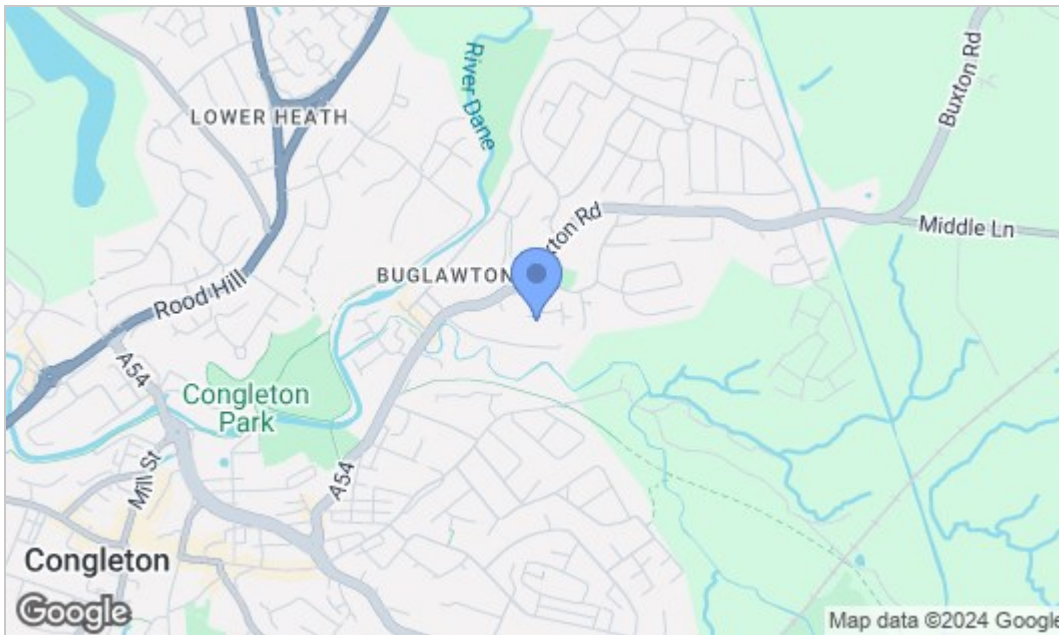


GROUND FLOOR  
APPROX. FLOOR  
AREA 34.0 SQ.M.  
(366 SQ.FT.)

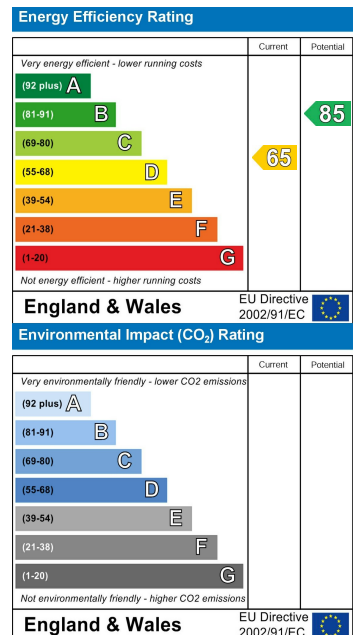
1ST FLOOR  
APPROX. FLOOR  
AREA 34.1 SQ.M.  
(367 SQ.FT.)

TOTAL APPROX. FLOOR AREA 68.1 SQ.M. (733 SQ.FT.)

## Area Map



## Energy Efficiency Graph



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