



## 78 Woolston Avenue, Congleton, CW12 3EL

### Offers In The Region Of £178,995

Offered for sale with NO ONWARD CHAIN!

This property offers a fantastic opportunity for those seeking a new home. This property boasts a spacious reception room, dining kitchen, three spacious bedrooms, and a bathroom, providing ample space for comfortable living.

Situated in an established residential area, this property offers the convenience of being close to shops, schools, and the train station, making daily errands and commutes a breeze. With a driveway for two cars, you'll never have to worry about finding a spot after a long day.

One of the standout features of this property is the generous garden and useful outbuilding to the rear. Whether you have a green thumb or simply enjoy outdoor relaxation, this space offers endless possibilities for creating your own oasis right at home.

What sets this property apart is the fact that it comes with NO CHAIN, making the buying process smoother and quicker. With masses of potential waiting to be unlocked, this home is a blank canvas ready for you to make it your own.

Call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Lounge 10'10" x 17'5" (3.32 x 5.32m)**

**Dining kitchen 13'2" x 17'5" (4.03 x 5.32m)**

**Stairs and landing**

**Bedroom one 10'2" x 11'5" (3.10 x 3.49m)**

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

**Bedroom three 7'11" x 7'8" (2.43 x 2.35m)**

**Bathroom**

**Driveway**

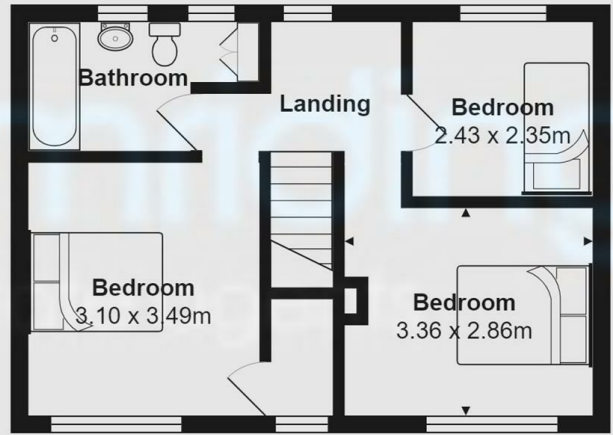
**Rear gardens**

# Floor Plan

All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



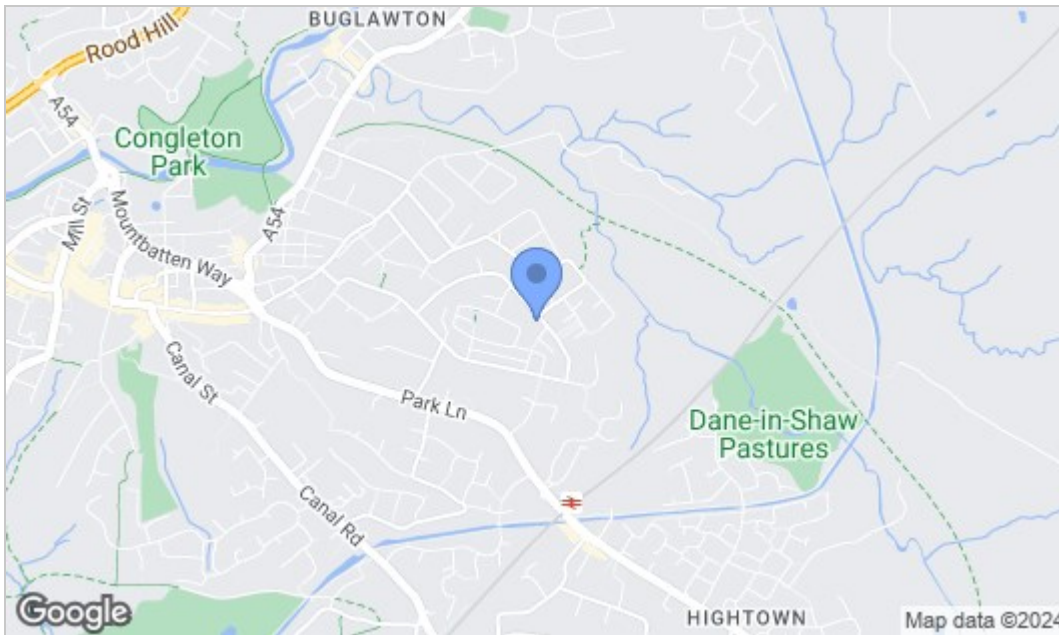
Ground Floor



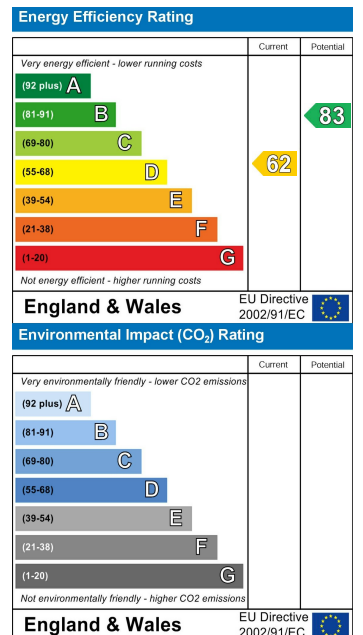
First Floor

Total Area: 80.6 m<sup>2</sup>

# Area Map



# Energy Efficiency Graph



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