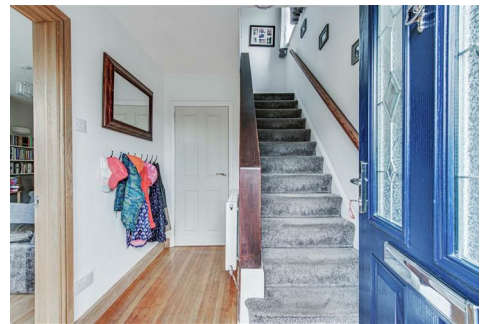


# chrishamriding

lettings & estate agents



## 8 Greenacres Road, Congleton, CW12 4LS

Offers Over £270,000

If you're after a spacious and well presented family home in West Heath then look no further and take a moment to view our fully guided video presentation of this truly special property!

Sit in an enviable West Heath location, the property has been expertly configured for modern living that can suit families of all ages! Internally there's very well presented accommodation that flows perfectly across two floors and is complemented by a very useable loft! The reception rooms are generous and flexible leading from the front to the rear of the home and the stylish breakfast kitchen with separate utility area is perfect for busy lives! Upstairs are three good sized bedrooms and a bathroom that all enjoy pleasant views of the established surroundings! Outside to the rear is just brilliant, attractive patio areas lead onto a very generous lawn that extends all the way back to the boundary and is much larger than you'll find on many homes at twice the price! Finally, the front of the home is so attractive and the quality tarmac driveway and gardens brings the kerb appeal to life!

This is a golden opportunity to acquire a superb home that's a credit to the current owners so read on to find out more, view our video, photos, floor plan and then call us here at Chris Hamriding Estate Agents to book that all important viewing...we'd love to have a chat!

**Entrance hall**

**Lounge area 13'5" x 10'9" (4.1 x 3.3)**

**Dining area 19'4" x 8'6" (5.9 x 2.6)**

**Kitchen 14'1" x 8'10" (4.3 x 2.7)**

**Store**

**Side entrance with utility space**

**Stairs and landing**

**Bedroom one 10'9" x 10'5" (3.3 x 3.2)**

**Bedroom two 12'1" x 8'10" (3.7 x 2.7)**

**Bedroom three 8'10" x 8'10" (2.7 x 2.7)**

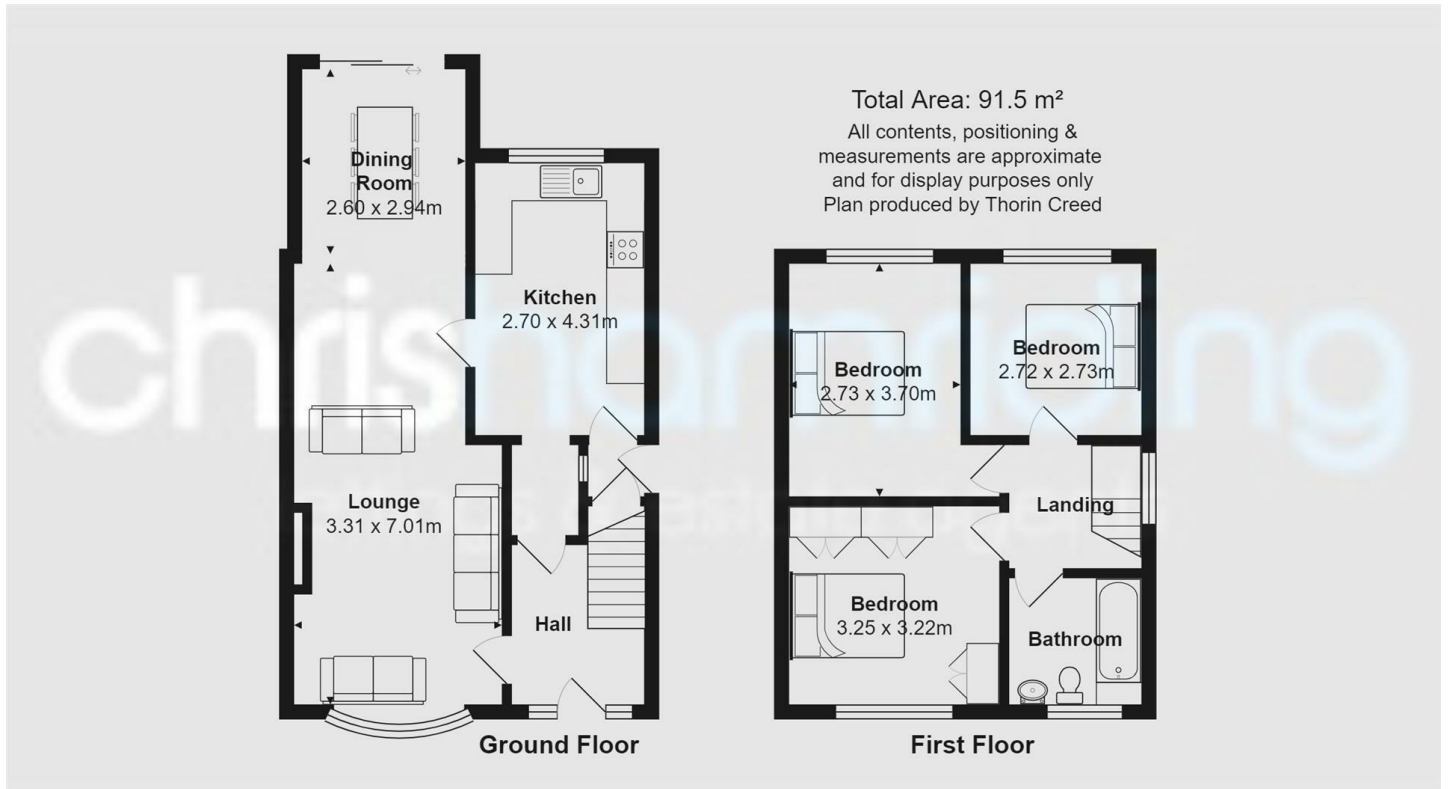
**Bathroom**

**Loft area with Velux skylight**

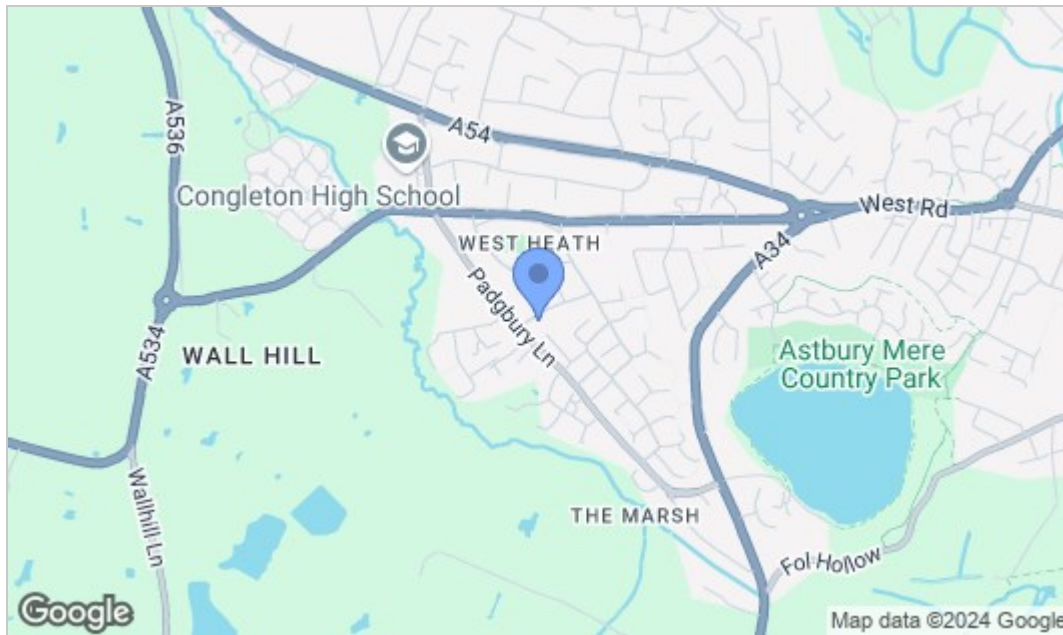
**Driveway and gardens to front and side**

**Extensive gardens to rear**

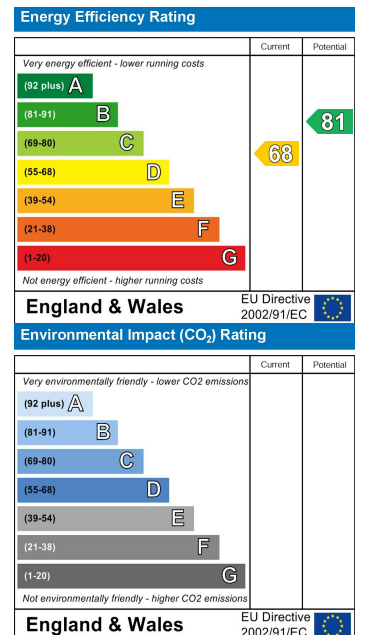
## Floor Plan



## Area Map



## Energy Efficiency Graph



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