

# chris hamriding

lettings & estate agents



## 1 Prospect Street, Congleton, CW12 4EE

### Offers In The Region Of £220,000

Offered sale with NO ONWARD CHAIN and bursting with potential!!

A spacious and characterful property situated just a moments stroll to the bustling town centre of Congleton whilst being close to countryside walks and commuter links. This home offers great proportions across both floors. As soon as you arrive into the welcoming entrance hall you access a lounge and a dining room then head onwards to the well stocked kitchen along with a separate utility and WC. Up on the first floor and the proportions continue to impress with three spacious bedrooms plus a good sized bathroom. These upstairs rooms are accessed from a galleried landing further adding to the spacious feel.

Outside the home to the rear is a handy gated driveway and garden leading to an amazing garage that offers masses of potential for all manner of uses .

We love this property and we are very sure you will too so read on to find our 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

Lounge 12'0" x 12'0" (3.66 x 3.68m)

Dining room 12'0" x 12'3" (3.66 x 3.74m)

Kitchen 12'1" x 8'11" (3.69 x 2.74m)

## WC

### Utility area

Cellar 12'1" x 8'7" (3.70 x 2.64m)

Garage/ workshop 15'1" x 16'4" (4.60 x 4.99m)

### Stairs and landing

Bedroom one 15'9" x 12'1" (4.82 x 3.70m)

Bedroom two 11'10" x 12'0" (3.63 x 3.68m)

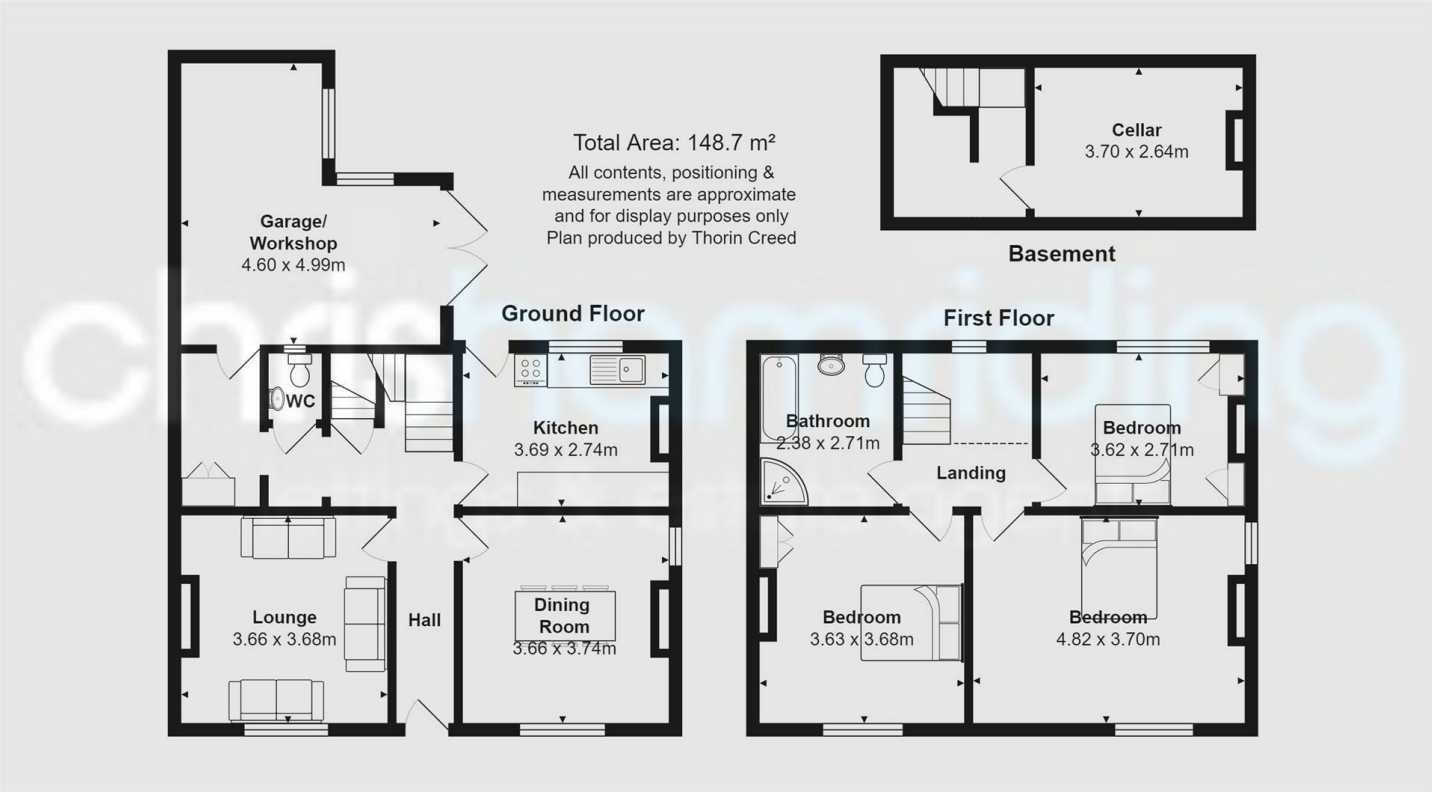
Bedroom three 11'10" x 8'10" (3.62 x 2.71m)

Bathroom 7'9" x 8'10" (2.38 x 2.71m)

### Yard/ Driveway



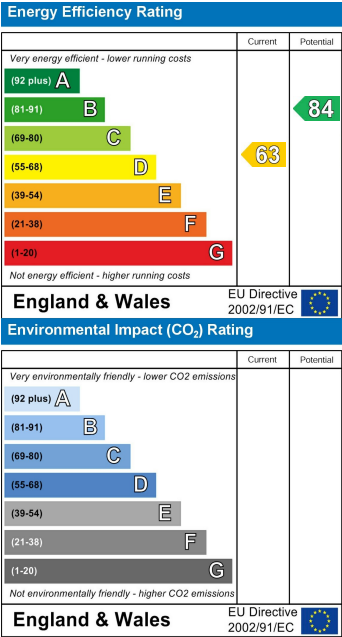
Floor Plan



Area Map



Energy Efficiency Graph



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