



Calder House, 9A Black Firs Lane, Congleton, CW12 4QG

Open To Offers £550,000

Take a few moments to admire this great property that sits on a stunning plot by watching our comprehensive guided video tour!

Rare is the opportunity to acquire a property on the exclusive and sought after 'Black Firs Lane' so we are extremely excited to offer this fabulous home for sale with NO ONWARD CHAIN! Originally constructed in the early 1990's as a beautiful spacious dormer bungalow and sat proudly on a most generous and very well established plot comprising formal lawned gardens, mature hedgerows, ample parking, a garage and backing onto plenty of greenery, the plot may be even more exciting than the property itself (to some buyers!). The property itself is a fantastic bungalow that's been a happy home for many years and the internal accommodation is very well proportioned throughout and we feel enjoys a great deal of flexibility and potential. With a roomy and most welcoming reception hall accessing all principals rooms as well as stairs up to the handy dormer rooms, new owners will have the use of three or four bedrooms, three bathrooms, breakfast kitchen plus utility, dining room and pleasant lounge. It's worth noting that the kitchen, diner and lounge look out into the gorgeous rear gardens. The home offers lots of flexibility and potential so buyers looking to really make their mark on their home will surely have their interest piqued! Speaking of potential, subject to relevant planning permissions, we feel that extensive reconfiguring/remodelling is sure to be an option for many discerning buyers.

Locally, the home sits perfectly for access to both Congleton town centre and all the benefits of the surrounding countryside whilst also being well placed for handy commuter access to both the north and south as well as great schools at both primary and secondary level.

Read on to find out more, view our video, floor plan and photos then contact the town & country experts here at Chris Hamriding Estate Agents to book that all important viewing!

Entrance hall 24'2" x 6'9" (7.39 x 2.06)

Lounge 18'11" x 12'0" (5.79 x 3.68)

Dining room 14'2" x 8'11" (4.34 x 2.74)

Snug/sitting room/bedroom 13'6" x 10'9" (4.14 x 3.30)

Breakfast kitchen 14'4" x 7'10" (4.37 x 2.41)

Utility room 9'7" x 7'1" (2.94 x 2.16)

Bathroom

Bedroom one 18'11" x 10'7" (5.79 x 3.25)

En suite

Stairs and landing

Bedroom two 15'5" x 10'2" (4.72 x 3.12)

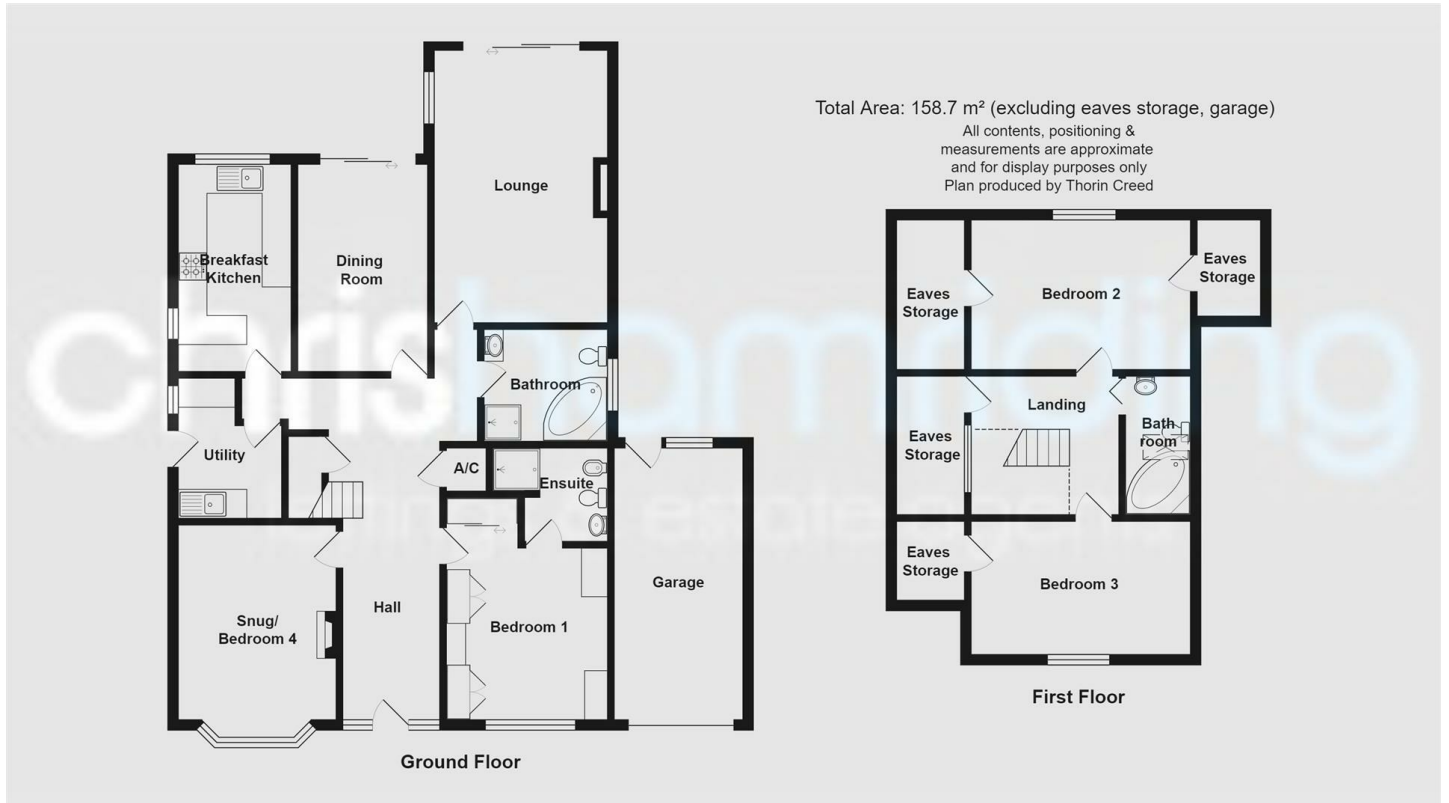
Bedroom three 15'5" x 9'1" (4.72 x 2.79)

Bathroom

Driveway and garage 18'6" x 8'9" (5.66 x 2.69)

Gardens front and back

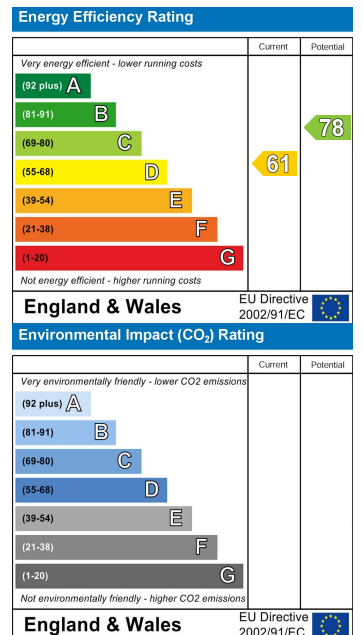
Floor Plan



Area Map



Energy Efficiency Graph



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