

# chrishamriding

## lettings & estate agents



### 38a Cross Lane, Congleton, CW12 3JX

### Offers In The Region Of £500,000

Take a moment to watch our informative video tour of this wonderful home situated in one of the towns most desirable village locations!

This most attractive and traditionally styled bungalow sits proudly on a very generous plot and offers masses of comfortable space and potential throughout. As you approach the home you'll immediately be struck by the maturity and depth of the established plot with its vast front driveway and gardens nestled perfectly within this beautiful village scene. Once inside the home you'll no doubt enjoy the large reception hallway giving easy access to all principal rooms which continue to share impressive proportioned as well as a clean and classic scheme of decoration. A new boiler has been fitted in October 2024 which comes with a 10-year warranty.

Once you've taken in the comfortable lounge, the relaxing garden room, pleasant breakfast kitchen, three bedrooms, two bathrooms and the impressive garage...we have to draw your attention to the loft! Subject to relevant planning consents, we truly believe that the lucky purchaser of this home could unlock endless potential to convert or just enjoy the extra storage space! We love this property internally... but the rear gardens are a triumph in their own right! Private, mature, spacious, landscaped...it ticks every box!

The area of Mossley is a stunning village community that boasts a great array of useful shops, pubs, take aways and much more. There's also endless access to beautiful countryside and great commuter links via road and rail making this property truly ideal for a wide range of buyers!

This truly is a golden opportunity for buyers and we're hugely excited about it so call the Mossley experts here at Chris Hamriding Estate Agents to find out more and book that all important viewing!

**Reception hallway**

**Lounge**

**Garden room**

**Breakfast kitchen**

**Bedroom one**

**En suite WC**

**Bedroom two**

**Bedroom three**

**Bathroom**

**Integral garage**

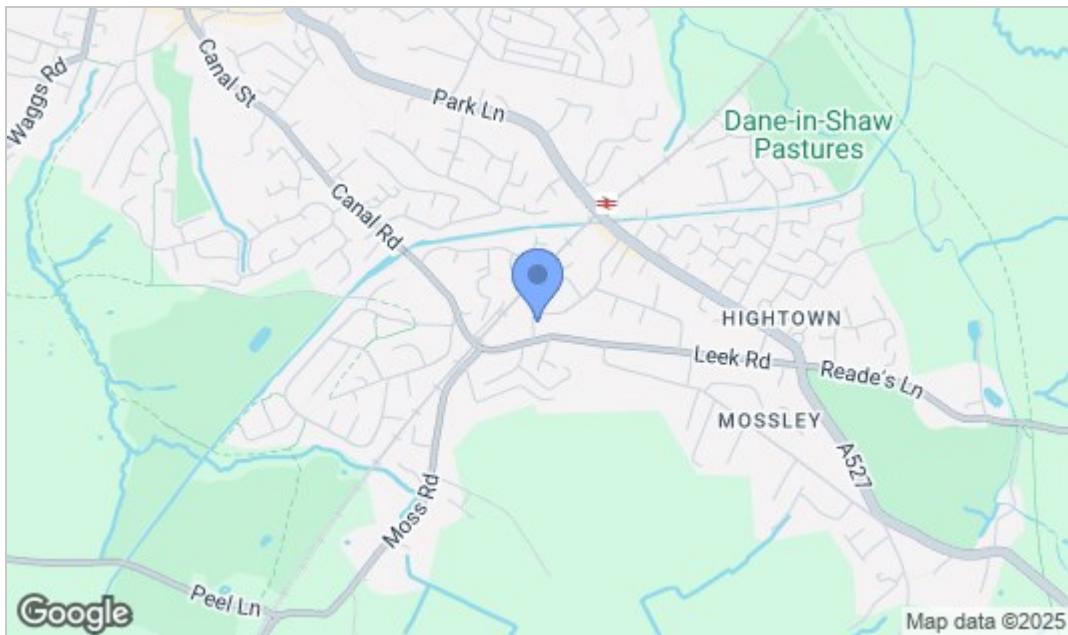
**Large loft area**

**Private gardens and driveway**

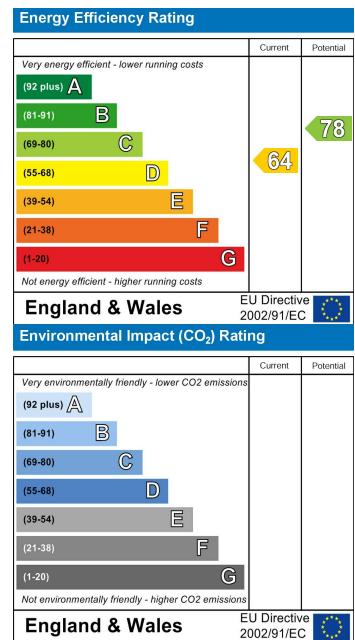
## Floor Plan



## Area Map



## Energy Efficiency Graph



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer of contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

