



## 25 Ennerdale Drive, Congleton, CW12 4FR

### Offers In The Region Of £495,000

Offered for sale with NO ONWARD CHAIN!

Homes in this established location are always popular with good good reason and the property in question is sure to pique the interest of many discerning buyers! Sat proudly on 'Ennerdale Drive', this wonderful detached property boasts a huge amount of space both inside and out and is bursting with potential for new owners to come along and enjoy this home for many years to come. Tucked away on a generous and mature plot, the home enjoys lovely views from within and all the rooms are very well proportioned and flow effortlessly across both floors. Having five great bedrooms and two bathrooms upstairs, the ground floor enjoys well proportioned reception rooms and the kitchen along with a guest cloakroom and hugely useful double garage. Outside offers wonderful gardens along with a large driveway for several vehicles.

Locally, the areas reputation is well deserved. It's an attractive neighbourhood and the vicinity enjoys good proximity to great amenities, brilliant schools, efficient commuter links and above all...walking distance to the delightful local beauty spot 'Astbury Mere Country Park', the perfect place to relax and unwind!

This home is sure to excite so read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to book that all important viewing!

**Entrance hall**

**W.C.**

**Reception hall 13'1" x 6'4" (4 x 1.95)**

**Lounge 15'2" x 17'5" (4.64 x 5.31)**

**Dining Room 9'10" x 10'7" (3 x 3.23)**

**Sitting/ playroom 13'5" x 8'3" (4.1 x 2.54)**

**Kitchen breakfast room 13'1" x 9'5" (4 x 2.89)**

**Utility room 7'3" x 5'10" (2.22 x 1.78)**

**First floor landing 14'5" x 6'5" (4.4 x 1.96)**

**Master Bedroom 16'4" x 10'9" max into wardrobe  
(5 x 3.29 max into wardrobe)**

**En Suite shower room**

**Bedroom 2 12'11" x 9'10" excludes eaves (3.94 x 3  
excludes eaves)**

**Bedroom 3 12'5" x 9'6" (3.79 x 2.91)**

**Bedroom 4 10'10" x 10'5" (3.31 x 3.19)**

**Bedroom 5 / office 7'7" x 9'7" (2.32 x 2.94)**

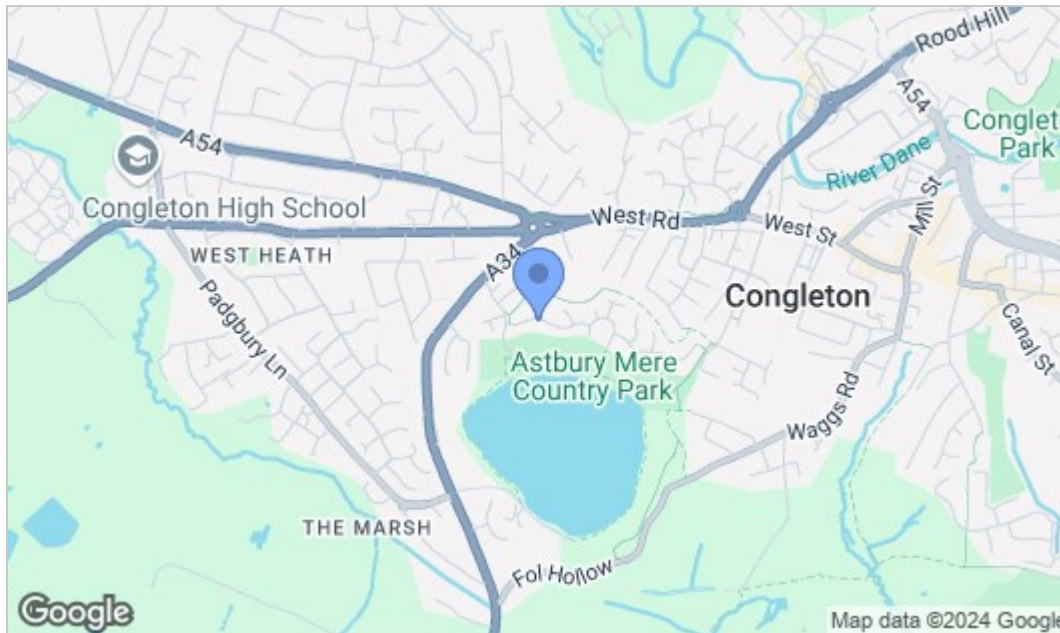
**Family bathroom**

**Double garage**

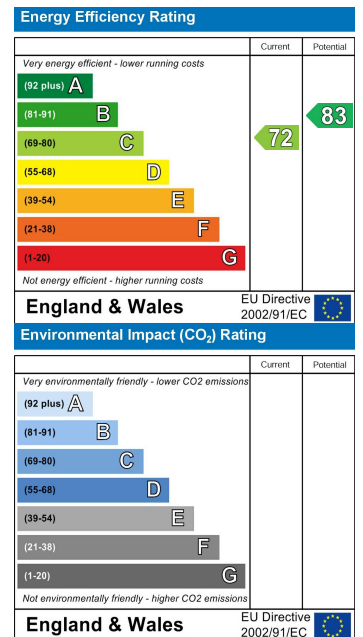
## Floor Plan



## 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.



9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk  
sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

