



## 9 Newcastle Road, Congleton, CW12 4HN

### Offers In The Region Of £425,000

Watch our guided video tour of this fantastic home!

Sitting proudly on Newcastle Road in the charming West Heath area of Congleton, this characterful semi-detached house offers a perfect blend of charm, space, comfort, and convenience and must be viewed!

The two bathrooms, one on each floor, provide practicality and ease for daily living. The spacious living kitchen is perfect for hosting gatherings or simply enjoying family meals. The property's established location is a true gem, being close to town amenities, commuting routes, and the picturesque Astbury Mere Country Park.

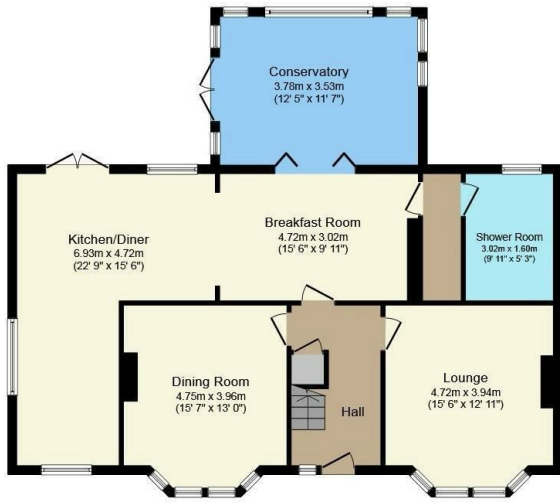
Parking will never be an issue with space for several vehicles, making hosting guests a breeze. The generous grounds include private rear gardens, offering a tranquil outdoor space to relax and unwind. Additionally, the detached garage provides extra storage or parking options.

If you are looking for a home that combines comfort, space, and a prime location, this property on Newcastle Road is a must-see. Don't miss out on the opportunity to make this house your new home sweet home by calling the Congleton property experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!



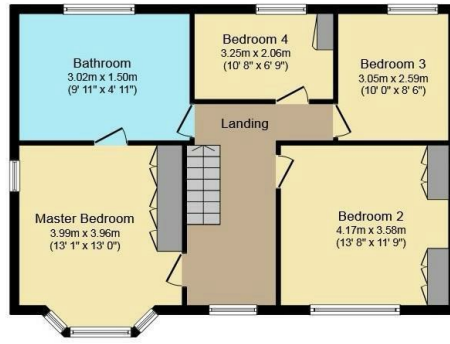


# Floor Plan

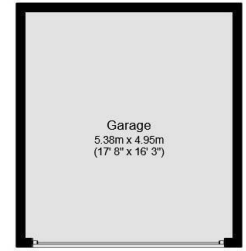


**Ground Floor**

Total floor area 206.9 sq. m. (2,227 sq. ft.) approx

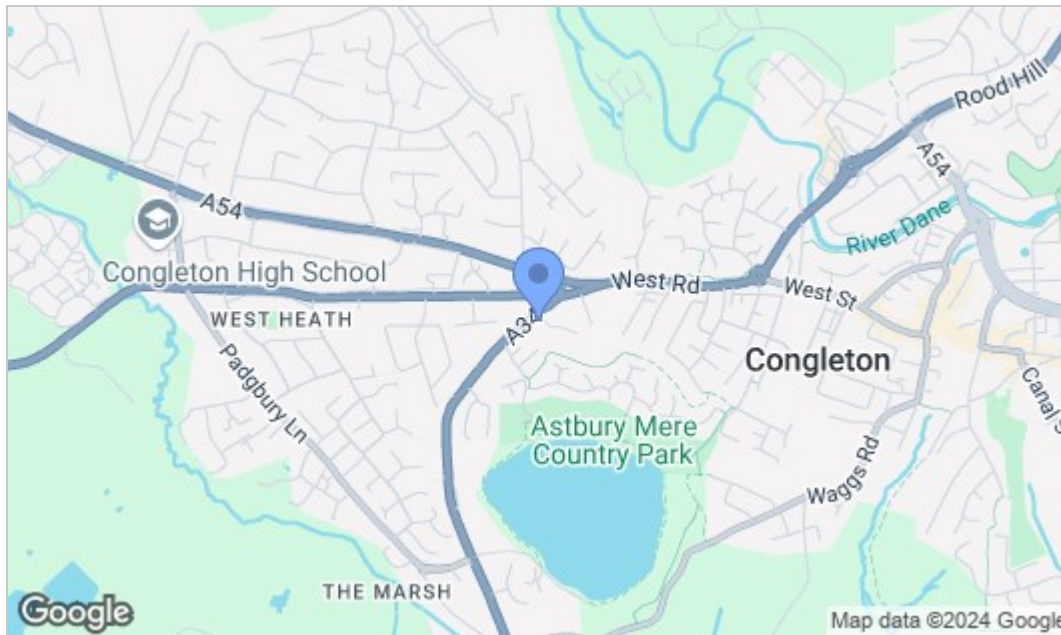


**First Floor**



**Garage**

# Area Map



# Energy Efficiency Graph

| Energy Efficiency Rating  |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs                     |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not energy efficient - higher running costs                     |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |  | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |  |                         |           |
| (92 plus) <b>A</b>  |  |                         |           |
| (81-91) <b>B</b>  |  |                         |           |
| (69-80) <b>C</b>  |  |                         |           |
| (55-68) <b>D</b>  |  |                         |           |
| (39-54) <b>E</b>  |  |                         |           |
| (21-38) <b>F</b>  |  |                         |           |
| (1-20) <b>G</b>   |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| <b>England &amp; Wales</b>                                      |  | EU Directive 2002/91/EC |           |

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