

chris hamriding

lettings & estate agents



49 Buxton Road, Congleton, CW12 2DU

Offers In The Region Of £295,000

** OPEN HOUSE SATURDAY 11th JANUARY 2025 - VIEWINGS TO START AT 12noon - CALL TO BOOK A PLACE **

Take a look at our guided video tour of this wonderfully spacious home!

Located within a very well established area, this semi detached property has been a much loved home for many years and benefits from plenty of well proportioned family friendly accommodation throughout. Set on a very generous plot of extensive gardens and an ample driveway, the home enjoys two reception rooms, a breakfast kitchen and large utility room to the ground floor whilst upstairs you'll find three generous bedrooms and the family bathroom! Outside the home continues to impress with a fantastic gardens that can be enjoyed all year round! Worthy of note just has to be the amazing uninterrupted views to the rear providing a great degree of privacy and plenty of visiting wildlife!

Locally, the home is positioned perfectly for access to Congleton town centre as well as miles of Cheshire countryside making it perfect for family life. Excellent primary and secondary schools are within easy reach and efficient commuter links via road and rail are also readily available!

Read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

Entrance hall

Lounge 12'11" x 18'10" (3.95 x 5.75)

Dining kitchen 11'5" x 11'10" (3.48 x 3.62)

Utility 7'9" x 11'9" (2.38 x 3.59)

Study 10'9" x 10'1" (3.29 x 3.08)

Stairs and landing

Bedroom one 12'11" x 10'9" (3.94 x 3.28)

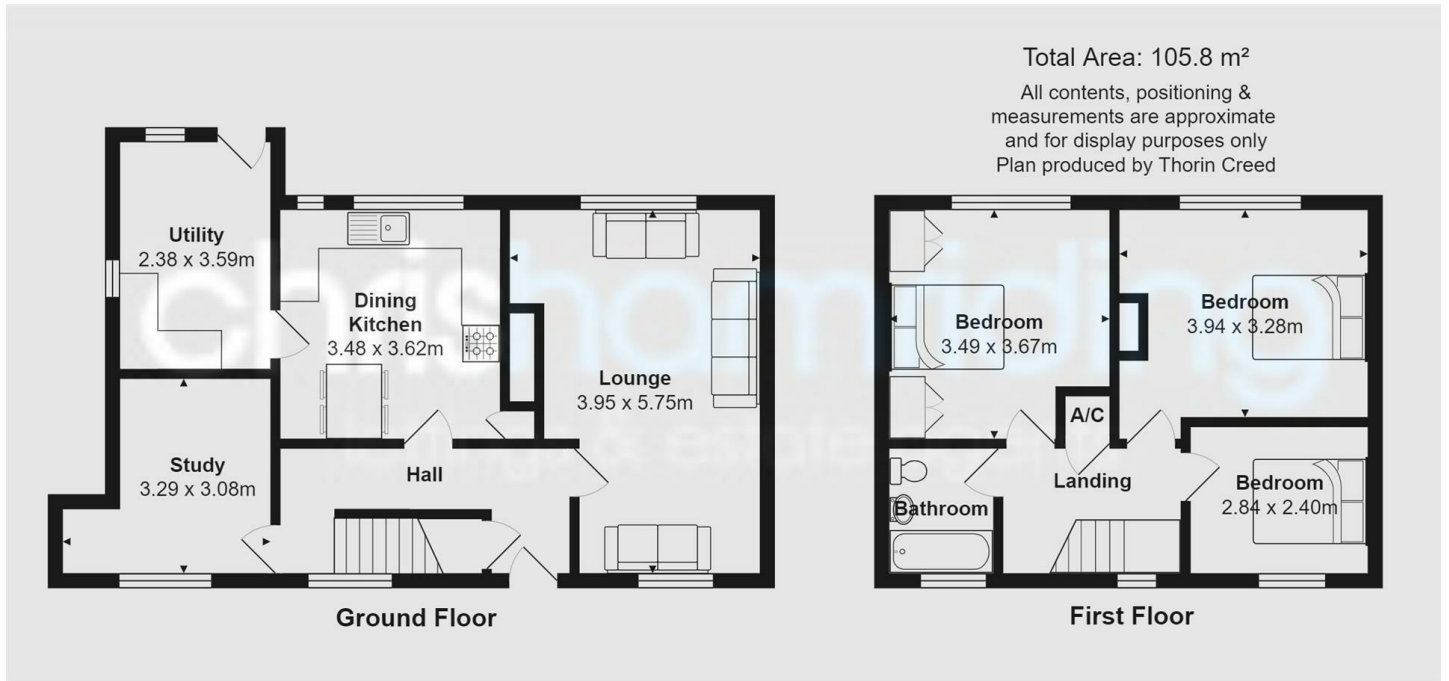
Bedroom two 11'5" x 12'0" (3.49 x 3.67)

Bedroom three 9'3" x 7'10" (2.84 x 2.40)

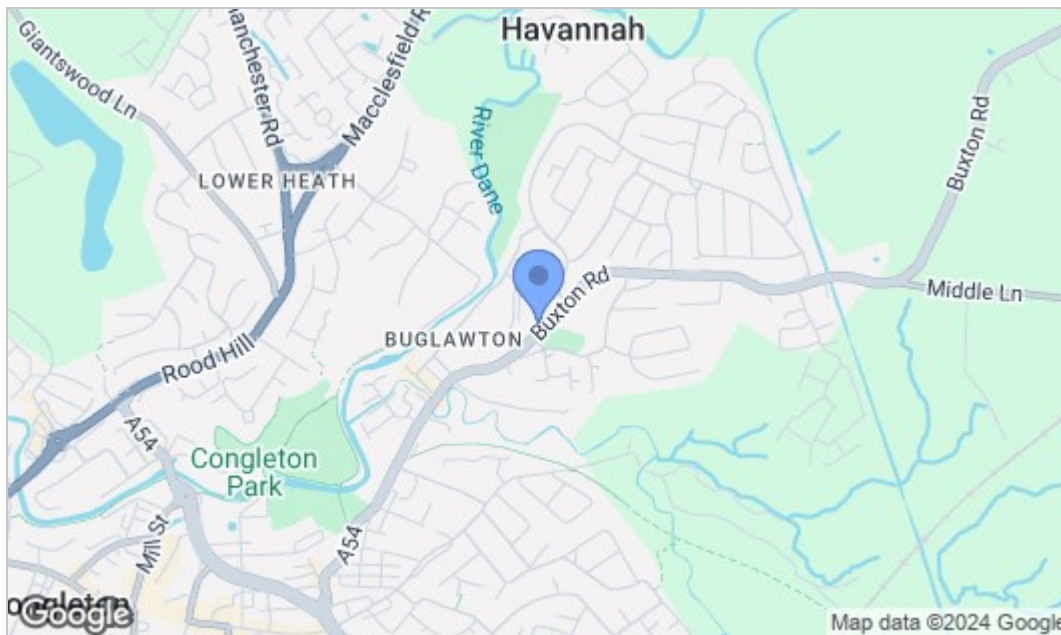
Bathroom

Gardens front and rear

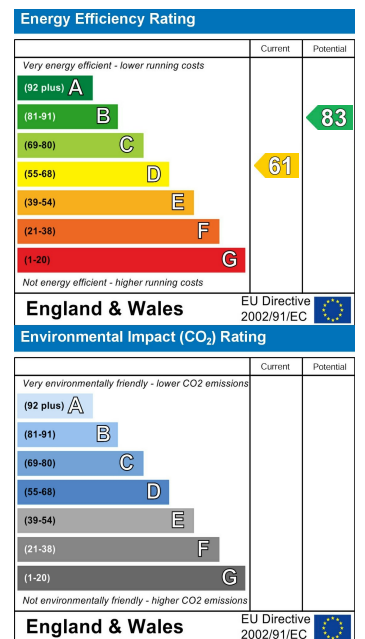
Floor Plan



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.