



## 27 Harebell Drive, Congleton, CW12 4FA

### Offers In The Region Of £220,000

This absolutely beautiful home exudes kerb appeal and is sure to suit a range of discerning buyers!. Of particular note is the location of this home within the development, sitting within a moments stroll to beautiful green spaces and miles of countryside, this is sure to appeal. Inside the home and accessed from the bright entrance hall there's a pleasant lounge to relax in whilst admiring the view from the glazed doors and windows into the gardens. There's a wonderful breakfast kitchen and a useful guest WC completing the ground floor. Up on the first floor the landing gives access to the pair of well proportioned double bedrooms and a useful single bedroom plus a beautiful bathroom. No matter which window you gaze through, pleasant views of the handsome neighbourhood can be enjoyed! Last but not least, there is a handy driveway for two cars that really complements the home very well indeed.

It's worthy of note that being such a newly constructed home there's fast fibre broadband, efficient heating and all the other features you'd expect.

A few moments from your doorstep and you'll find yourself amidst miles of gorgeous Cheshire countryside, perfect for unwinding! Great amenities, leisure facilities, commuter links and schools are also within easy reach meaning this truly is a home for a wide range of buyers so call the experts here at Chris Hamriding Estate Agents to find out more and book that all important viewing!

## Hallway

Kitchen/ Diner 14'9" x 6'1" (4.50m x 1.85m)

Lounge 13'1" x 11'5" (3.99m x 3.48m)

WC 5'6" x 2'7" (1.68m x 0.79m)

## Stairs and landing

Bedroom one 10'11" x 9'1" (3.33m x 2.77m)

Bedroom two 9'10" x 8'0" (3.00m x 2.44m)

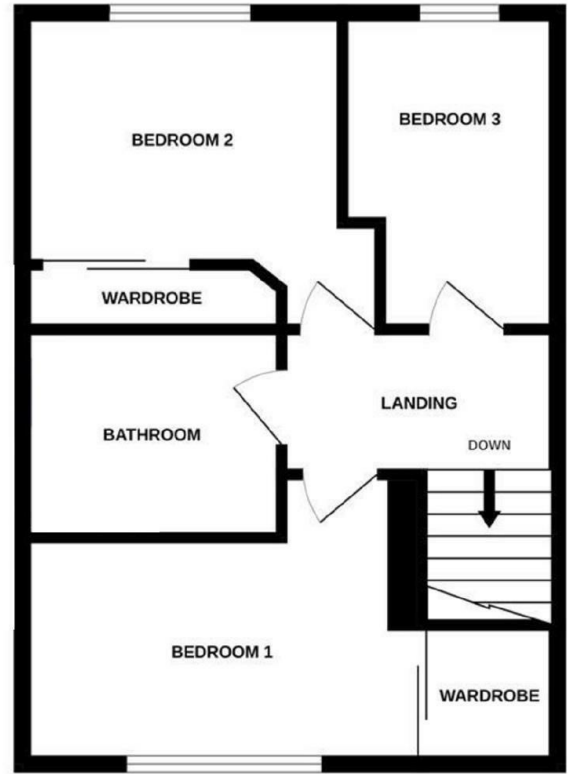
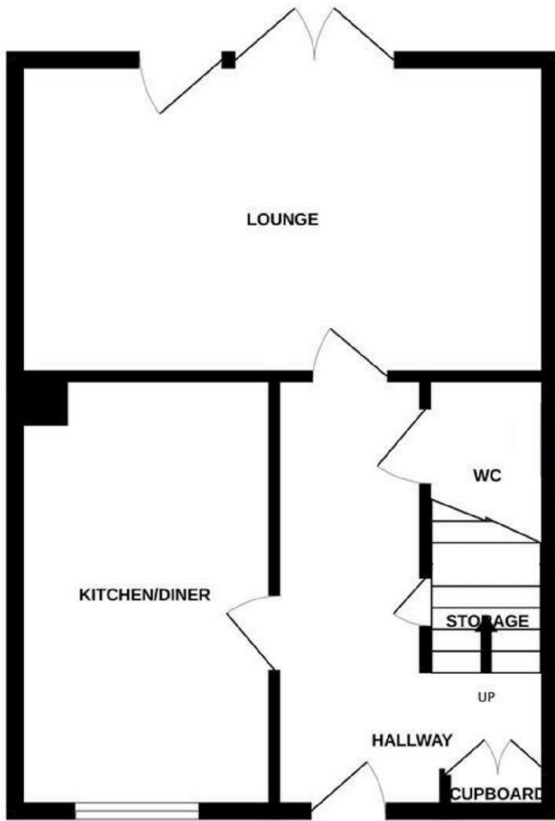
Bedroom three 9'10" x 4'5" (3.00m x 1.35m)

Bathroom 5'5" x 5'1" (1.65m x 1.55m)

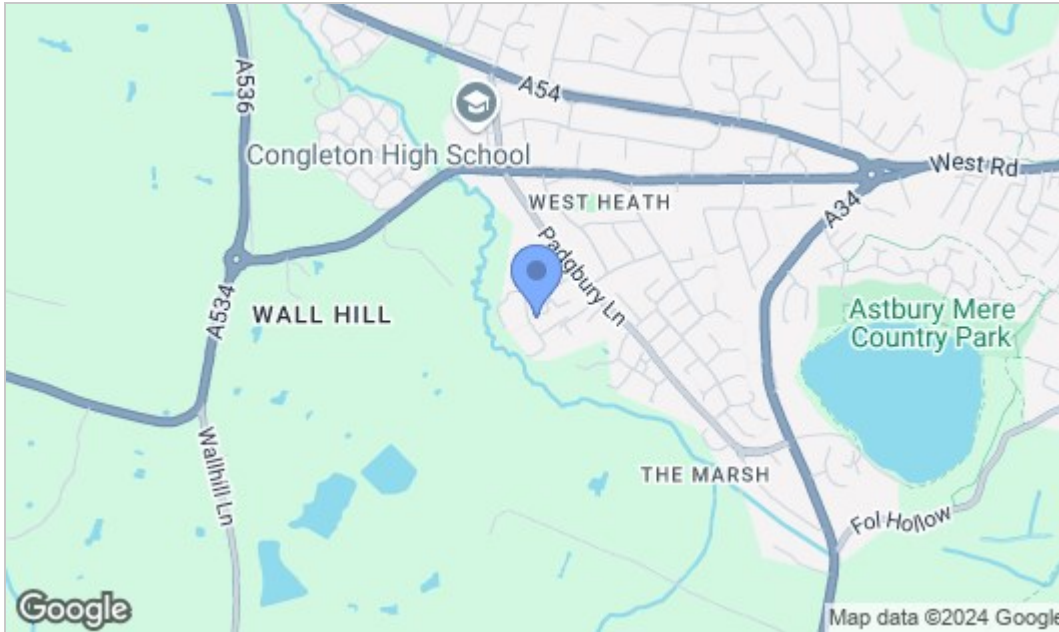
## Driveway

Front and rear gardens

## Floor Plan



## 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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9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 [chrishamriding.co.uk](http://chrishamriding.co.uk)  
[sales@chrishamriding.co.uk](mailto:sales@chrishamriding.co.uk) [lettings@chrishamriding.co.uk](mailto:lettings@chrishamriding.co.uk)

