

# chrishamriding

## lettings & estate agents



### 3 Astbury Lane Ends, Congleton, CW12 3AY

### Offers In The Region Of £275,000

Take a few moments to admire this wonderful home in a prestigious part of Congleton by watching our guided video tour!

Sit proudly on a VERY generous plot, this well kept home offers a great opportunity to a wide range of buyers! Inside you're welcomed into a light and airy entrance hall that flows into a potential packed kitchen, lounge and dining room!

Up on the first floor the bedrooms offer a pleasant view of the prestigious neighbouring homes and the amazing long gardens. Completing the whole package is a family bathroom.

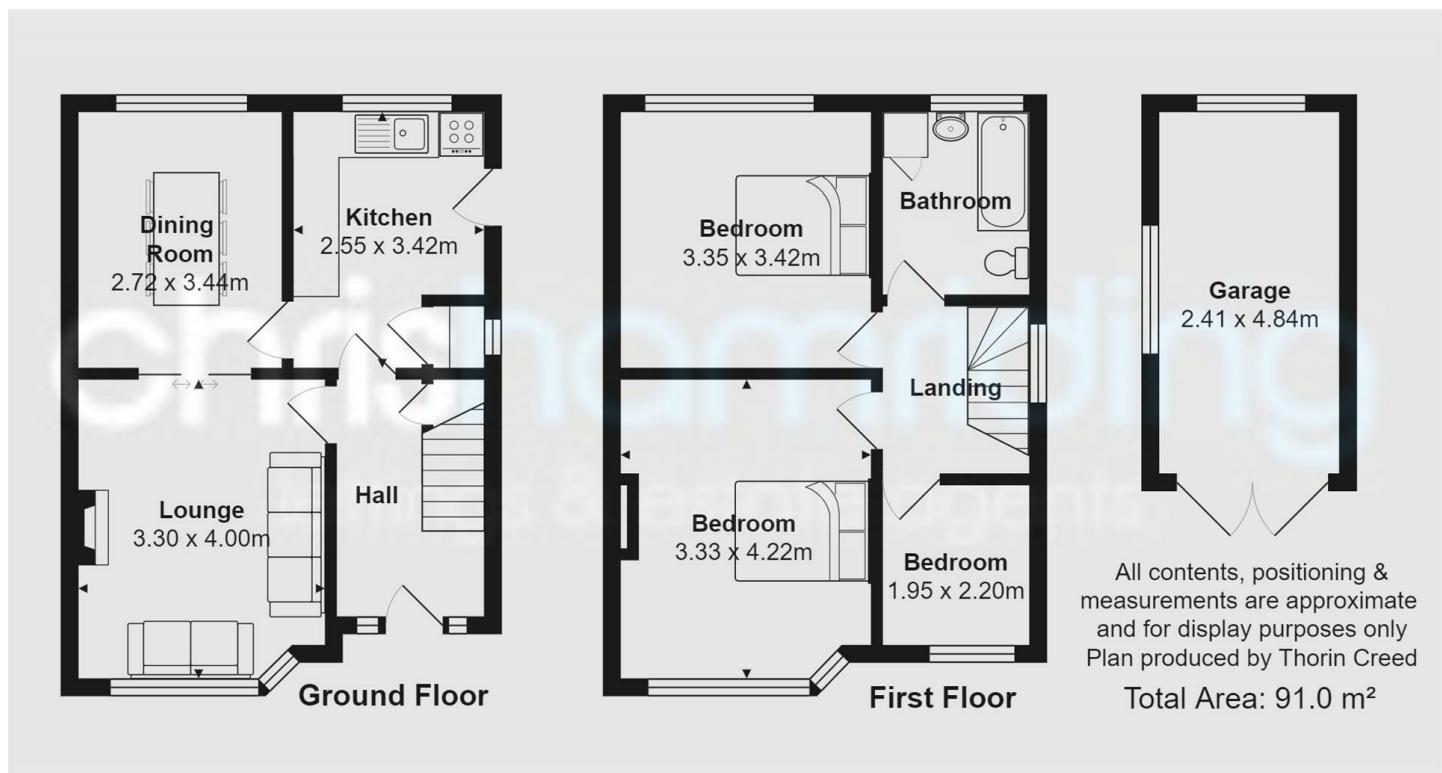
The aforementioned gardens are an absolute sight to behold as they are just so spacious and private - it's an outdoor space to be enjoyed all year round and sure to excite buyers thinking of extending (subject to planning) The final jewel in the crown is a lengthy driveway leading to a detached garage!

Locally, a short walk will find you amidst either miles of Cheshire countryside via the towpaths of the Macclesfield canal or at an array of useful amenities in Mossley, these amenities include great pubs, cafes, takeaway, convenience stores, chemists, post office, hairdressers...the list goes on! Mossley also plays host to the bustling train station making this home ideal for the commuter. Great schools at both primary and secondary level are also within easy reach so upsizing families will be well catered for.

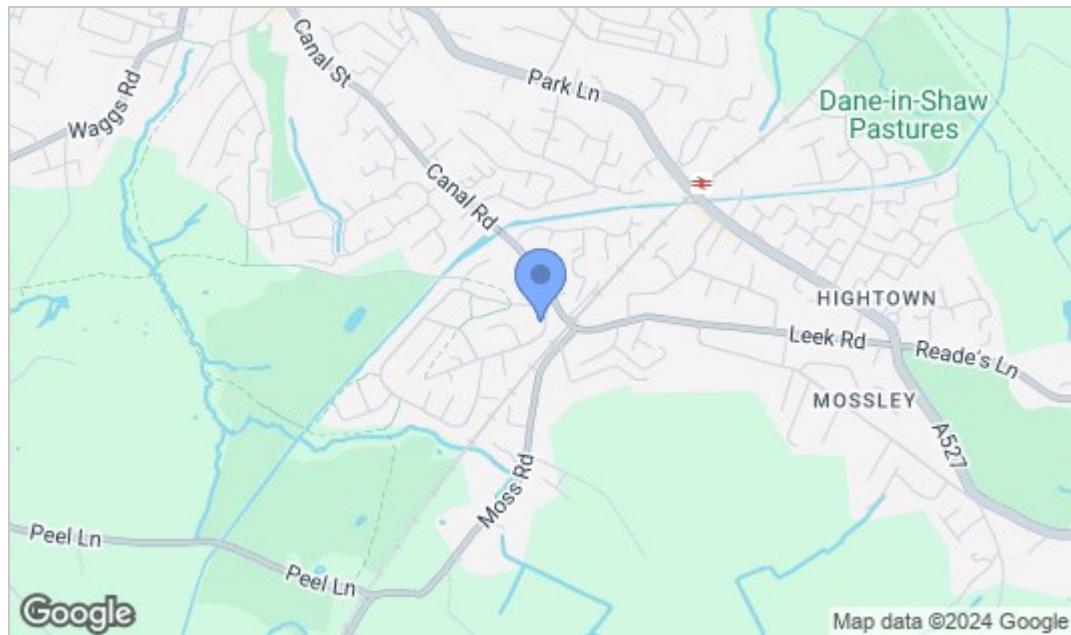
We could talk about this dream home all day long so call the Mossley experts here at Chris Hamriding Estate Agents to view!



## Floor Plan



## Area Map



## Energy Efficiency Graph

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

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

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