

# chris hamriding

lettings & estate agents



## 1C Delamere Road, Congleton, CW12 4PA

**£350,000**

Constructed in 2020, this beautiful home has been skilfully deigned and crafted to offers a fabulous lifestyle in a truly enviable location that's convenient for a wide range of buyers from professionals to families.

The current owners have thoroughly enjoyed living in this wonderful home and have added a contemporary wood burning stove to the large open plan living kitchen thus making for an even more impressive lifestyle!

As you move through this energy efficient home you'll find a comfortable lounge the aforementioned show stopping dining kitchen, two luxurious bathrooms, beautiful views and much more! Outside the home are wonderful gardens to both front and rear and a most useful driveway.

The home is perfectly positioned for all the amenities and leisure facilities offered at the local shops and the bustling town centre of Congleton whilst just a moments stroll will find you amidst abundant Cheshire countryside. The location is ideal fro commuter access to both north, south and the M6 motorway network.

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

**Entrance hall with under stairs store**

**Guest WC**

**Lounge 17'4" x 14'5" (5.3 x 4.4)**

**Dining/Living kitchen 20'11" x 19'4" (6.4 x 5.9)**

**Utility area**

**Stairs and galleried landing**

**Bedroom one 13'1" x 11'8" (4 x 3.56)**

**Luxury en suite shower room**

**Bedroom two 15'3" x 11'3" (4.66 x 3.45)**

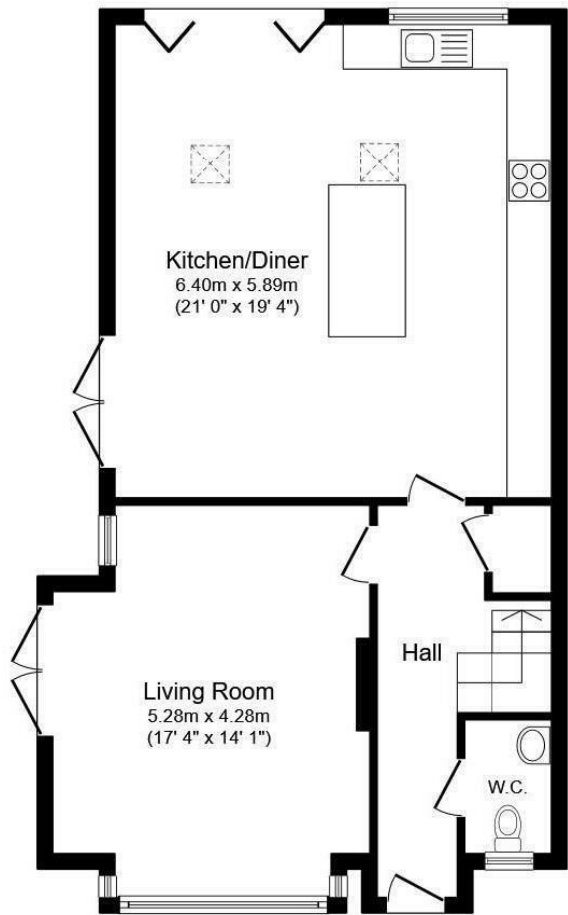
**Bedroom three 11'6" x 8'5" (3.522 x 2.588)**

**Luxury bathroom**

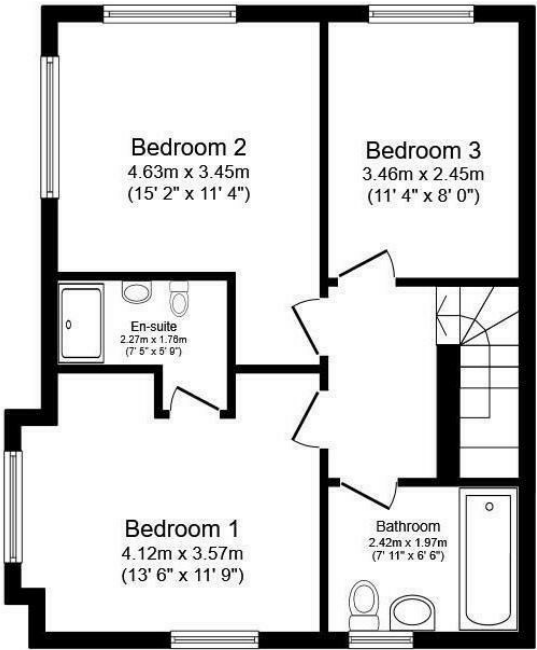
**Patio and gardens to rear**

**Gardens and driveway to front**

Floor Plan



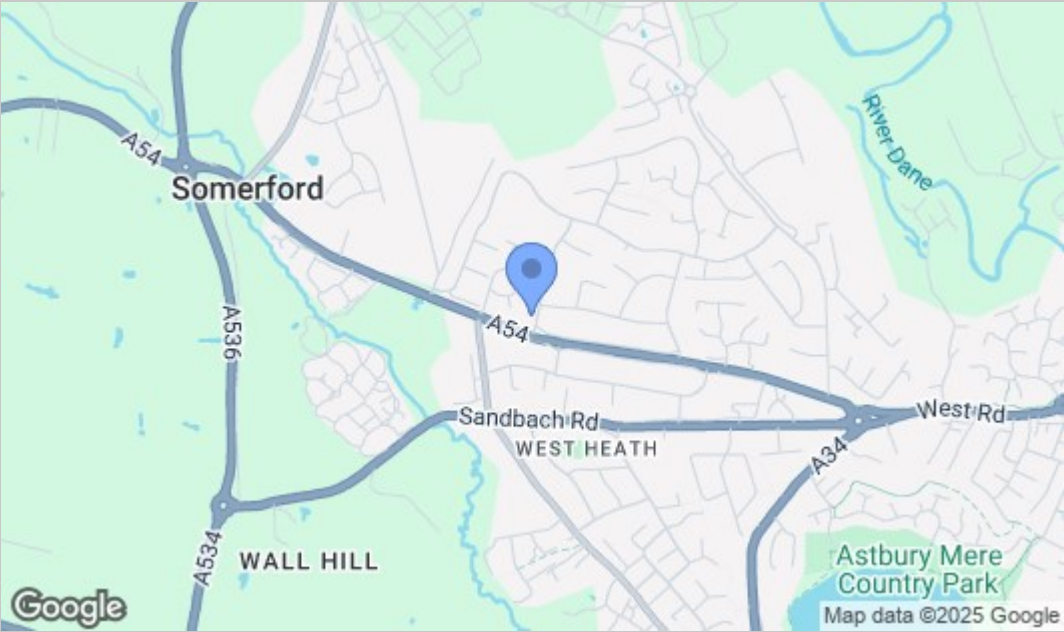
Ground Floor



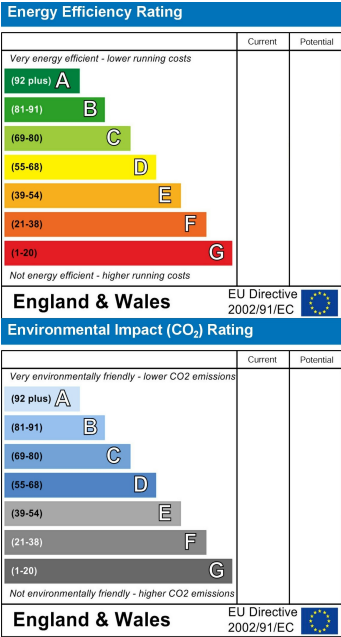
First Floor

Total floor area 123.7 sq.m. (1,331 sq.ft.) approx

Area Map



Energy Efficiency Graph



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