

chris hamriding

lettings & estate agents



66a Ormiston Way, Congleton, CW12 4DF

Asking Price £425,000

Offered for sale with NO ONWARD CHAIN and located in an exclusive residential area and recently constructed by highly reputable builders 'Miller Homes', this attractive Cheshire Brick style property occupies an enviable plot and has been expertly improved and hugely upgraded to provide the most beautiful lifestyle you could ask for! Inside the handsome property the well proportioned rooms flow effortlessly across both floors and are stunningly appointed with high specification fixtures and fittings. The lifestyle could suit a wide range of buyers and the comfortable living space lends itself to entertaining and relaxing in equal measure! Of particular note is the incredible dining kitchen that must be seen to be believed! Spanning across the rear of the home and opening into the large gardens, this luxurious space also enjoys a separate utility room. With four generous bedrooms and an impressive three luxury bathrooms to the first floor, the home really lives beautifully. Outside the home to the side is a walled garden gated to a useful two car driveway.

A short walk from the property in question and you will find yourself amidst miles of gorgeous countryside just as easily as you'll arrive at the local shops or the bustling town centre of Congleton. The recently opened Congleton Link Road is also nearby thus making this home ideal for the commuter.

We are confident this will prove very popular with discerning buyers looking for their dream home so read on to find out more, view our photos and floor plan then call the Congleton property experts here at Chris Hamriding Estate Agents to book that all important viewing!

Entrance Hall

Lounge 10'9 x 20'5 (3.28m x 6.22m)

Dining Kitchen

Kitchen area 10'0 x 11'0 (3.05m x 3.35m)

Dining area 12'1 x 11'0 (3.68m x 3.35m)

Utility 5'11 x 9'5 (1.80m x 2.87m)

WC 3'1 x 5'4 (0.94m x 1.63m)

Stairs and Landing

Bedroom One 17'4 x 10'1 (5.28m x 3.07m)

Ensuite 6'11 x 6'3 (2.11m x 1.91m)

Bedroom Two 10'9 x 11'0 (3.28m x 3.35m)

Ensuite 7'2 x 5'11 (2.18m x 1.80m)

Bedroom Three 10'9 x 11'4 (3.28m x 3.45m)

Bedroom Four 10'2 x 9'9 (3.10m x 2.97m)

Bathroom

Upgrades

Utility :

Sink and tap to laundry

Metro white tile splashback

Shelf, hanging rod and plugs in the storage space

Haier washing machine

Grundig dryer

Tiles on the floor upgraded

Dining area :

TV point

Rods and curtains french windows

Kitchen :

Chrome led downlights

Kitchen frontal upgrade + upgraded handles

Anthracite sink

Glass splashback 80cm

Metro white tile splashback

Bosch Dishwasher

Bosch big capacity fridge

Zanussi oven

Microwave

Roman blind

Tile on the floor upgraded

Hallway :

Chrome led downlights

Internal garage personnel door

Tile on the floor upgraded

Downstairs toilets :

Chrome led downlights

Tile splashback

Made to measure mirror

Tile on the floor upgraded

Living room :

Carpets upgraded range

Possibility to buy both couches

Garage :

Additional sockets

Light

Floor completely tiled

Master Bedroom :

TV point

Made to measure high quality dressing wardrobe for 2
(by a well known Congleton Craftman)

Rods, Curtains and lamp shade included

Carpets upgraded range

Master En-suite :

Heated towel radiator

Sink Splashback

Made to measure mirror

Chrome shaver socket

Chrome led downlights

Bedroom 2 : (pink Bedroom)

Small Bespoke wardrobe with hanging rod and shelf

Carpets upgraded range

Bedroom 2 En-suite :

Heated towel radiator

Sink Splashback

Made to measure mirror

Chrome shaver socket

Chrome led downlights

Bedroom 3 : (beige Bedroom)

Made to measure high quality dressing wardrobe (by a
well known Congleton Craftman)

Carpets upgraded range

Bedroom 4 : (office)

Carpets upgraded range

Family bathroom :

Bath with thermostatic shower valve, glass screen
and additional tiling

Heated towel radiator

Sink Splashback

Chrome shaver socket

Chrome led downlights

Made to measure heavy duty shelves

Airing cupboard :

Made to measure shelf

Garden :

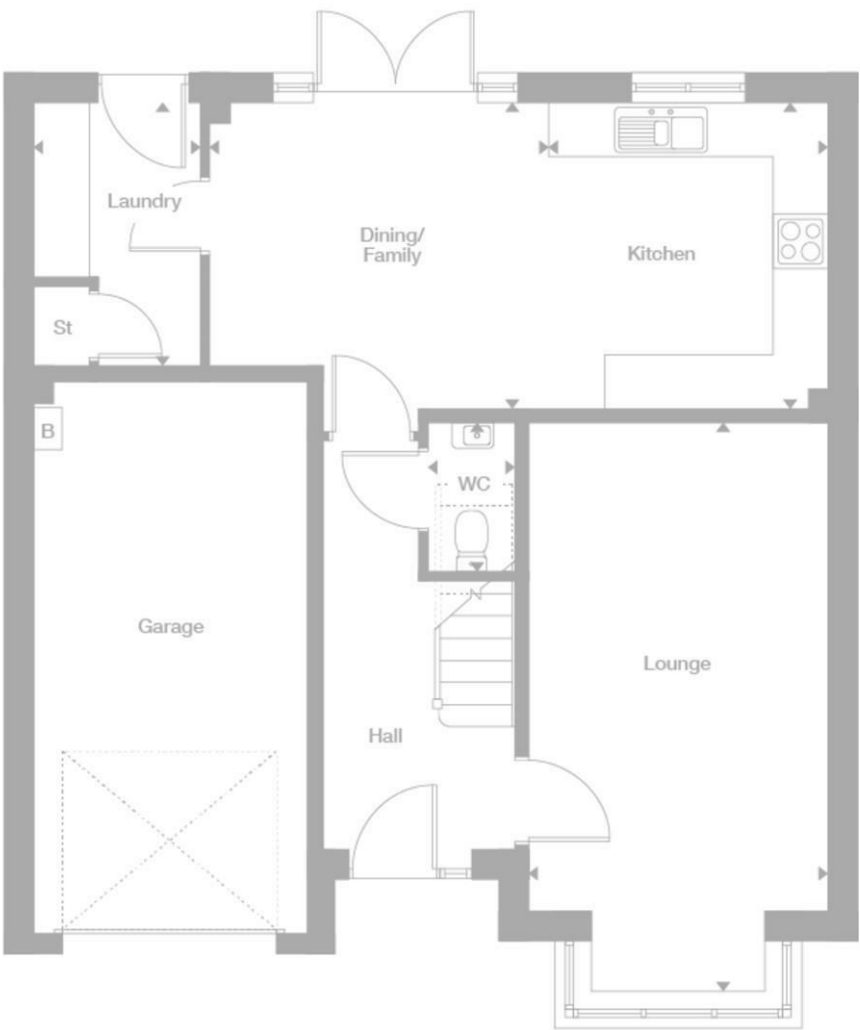
External Double socket

Outside tap with hose

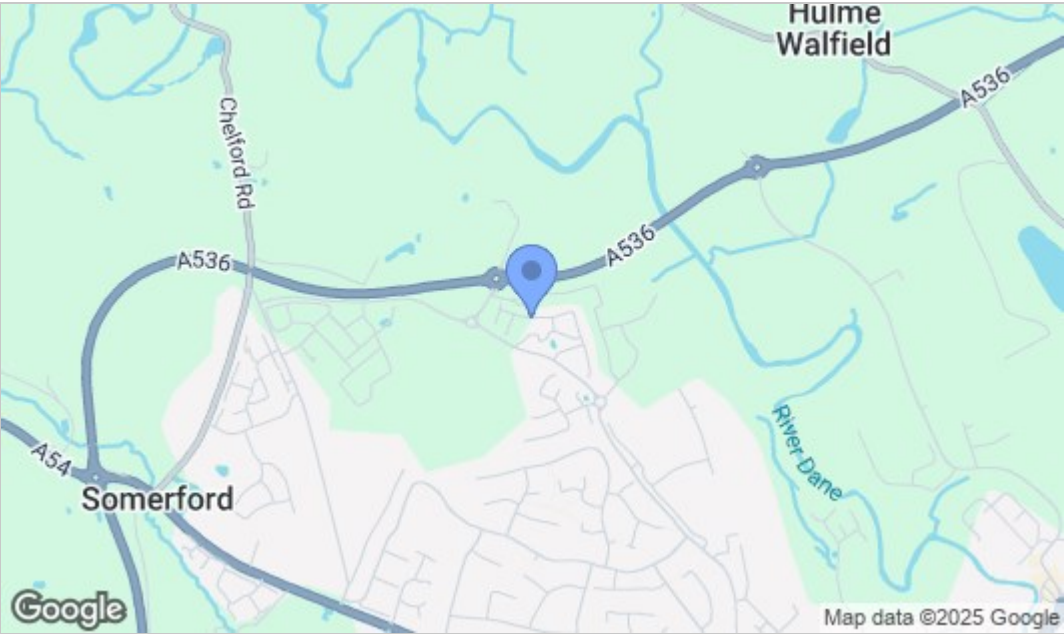
Patio, path, barbecue area and lounge area
completely tiled with high quality slabs
Big bespoke shed

Additional features :
EV charger

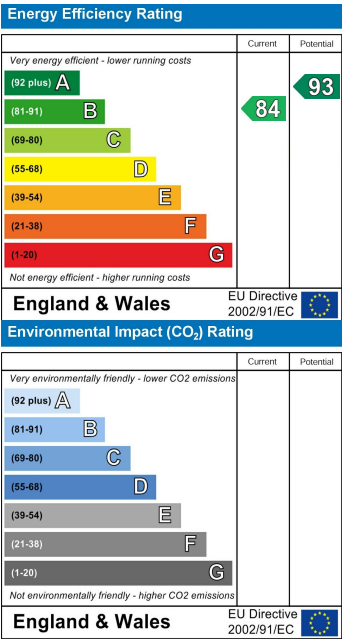
Floor Plan



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.