

# chris hamriding

lettings & estate agents



## 20 Semper Close, Congleton, CW12 2BJ

**£230,000**

This well presented extended three double bedroom semi detached home is located towards the end of quiet cul-de-sac in the well regarded Buglawton area of Congleton.

The location enjoys fabulous amenities such as local schools, shop, food pubs and miles of stunning countryside which can easily be explored along the tow paths of the Macclesfield Canal. A couple of minutes drive takes you in to Congleton's thriving Town Centre with many restaurants, bars, supermarkets, retail park, gyms and the award winning park.

This super home benefits greatly from a two storey side extension and briefly comprises: entrance hall; lounge; dining kitchen; garage with utility connections; landing; three double bedrooms; bathroom; pleasant front and rear gardens; driveway; PVC D/G; GFCH. Internally the home enjoys tasteful neutral décor and modern style kitchen and bathroom suites.

We feel this home is competitively priced and urge you to come and see it for yourselves, we don't think that you will be disappointed!

So, call us today to book that all important viewing.

Entrance Hall

Lounge 15'3" x 12'5" (4.66 x 3.80m)

Dining Kitchen 15'7" x 7'10" (4.75 x 2.39m)

Stairs and Landing

Bedroom One 11'4" x 10'8" (3.47 x 3.26m)

Bedroom Two 15'4" x 8'0" (4.68 x 2.46m)

Bedroom Three 9'8" x 7'3" (2.97 x 2.22m)

Bathroom

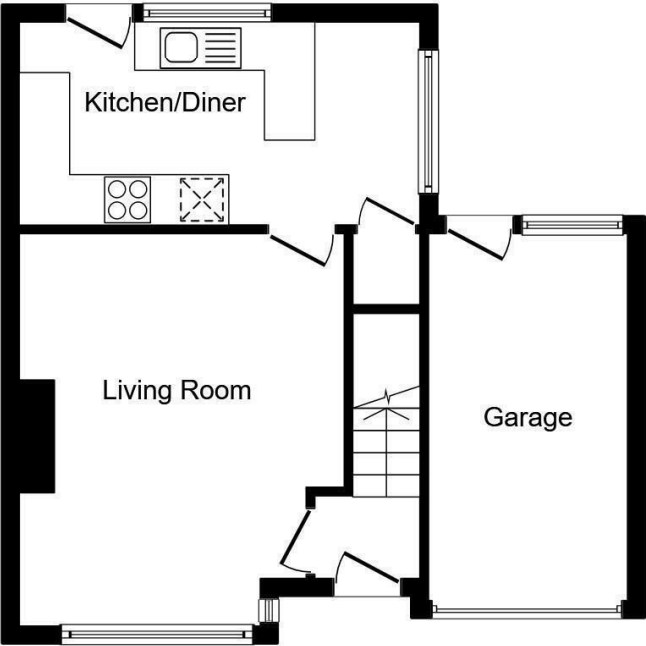
Garage 18'5" x 7'8" (5.62 x 2.35m)

Driveway

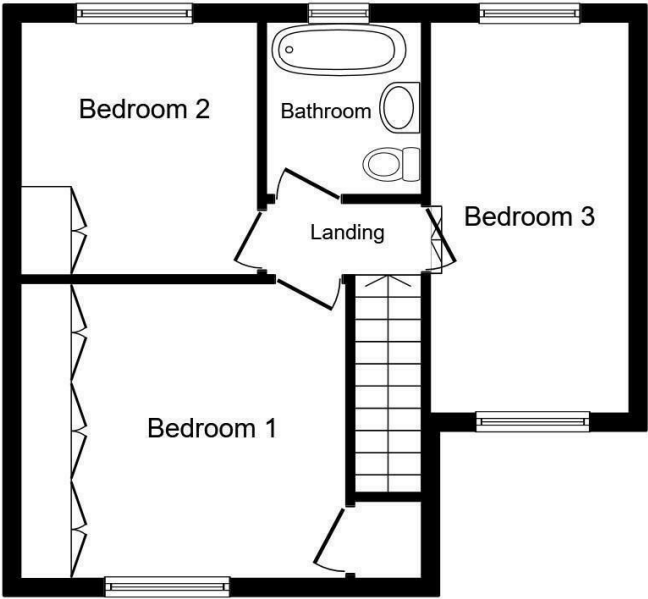
Front and Rear Gardens



Floor Plan



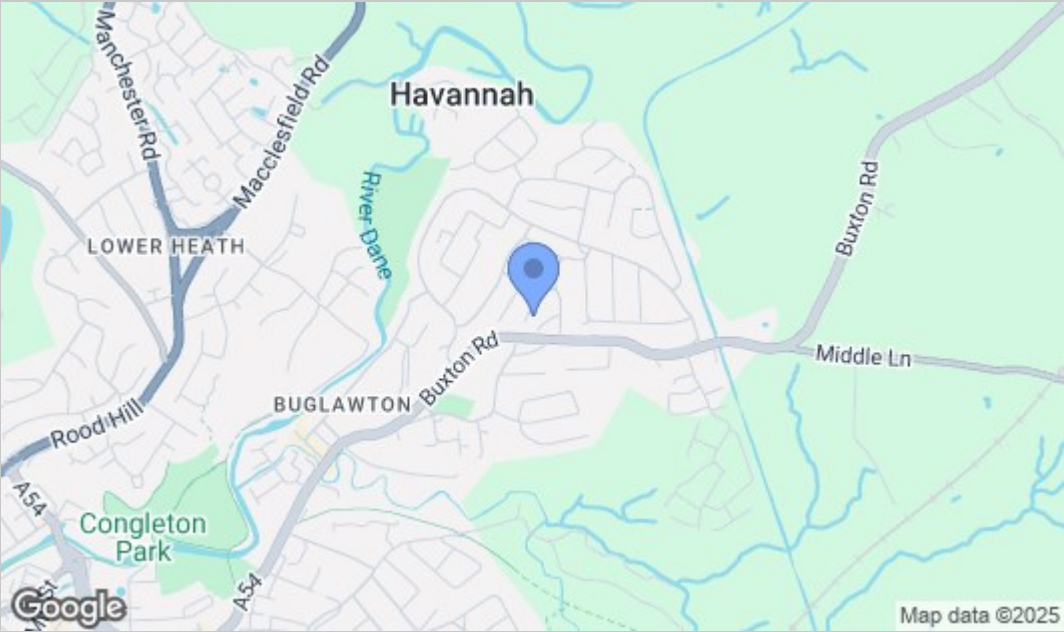
Ground Floor



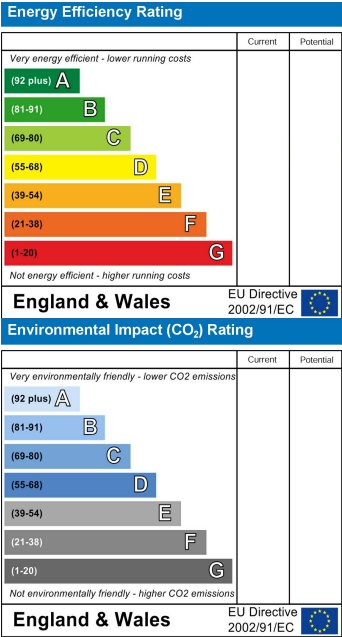
First Floor

Total floor area 87.0 sq. m. (936 sq. ft.) approx

Area Map



Energy Efficiency Graph



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