

# chris hamriding

lettings & estate agents



## 54 Ennerdale Drive, Congleton, CW12 4FL

### Offers In The Region Of £425,000

Location, location, location! Ennerdale drive is perhaps one of the areas most popular residential addresses so take a moment to watch our guided video tour of this wonderfully presented family home...you won't want to miss it!

Nestled in a quiet part of the road, this impressive property is a true credit to the current owners and is sure to prove popular with a wide range of discerning buyers. Having been very well cared for over recent years, the current layout and presentation is absolutely superb and lends itself to a family lifestyle that can be enjoyed from the moment you move in! The ground floor enjoys a welcoming entrance hall, guest cloak room, lounge, breakfast kitchen, large utility room and a most pleasant garden room. Up on the first floor are four beautiful bedrooms, an en suite and a family bathroom. Outside the home, the frontage offers an ample driveway that leads to the hugely useful double garage whilst out at the rear lies a wonderful garden that enjoys a great degree of privacy and views towards the iconic Astbury Mere...just perfect for entertaining and relaxing all year round!

Locally, the areas reputation is well deserved. It's an attractive neighbourhood and the vicinity enjoys good proximity to great amenities, brilliant schools, efficient commuter links and above all...walking distance to the delightful local beauty spot 'Astbury mere Country Park', the perfect place to relax and unwind!

Don't just take our word for it, this really is a stunning home and a rare opportunity so read on to find out more, view our video, photos and floor plan then call the property experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Entrance 14'2 x 6'0 (4.32m x 1.83m)**

**WC**

**Study**

**Lounge 15'11 x 10'10 (4.85m x 3.30m)**

**Conservatory 12'8 x 8'2 (3.86m x 2.49m)**

**Dining Kitchen 20'11 x 8'0 (6.38m x 2.44m)**

**Utility 16'6 x 6'4 (5.03m x 1.93m)**

**Stairs and Landing**

**Bedroom One 11'2 x 9'9 (3.40m x 2.97m)**

**Ensuite 7'0 x 6'10 (2.13m x 2.08m)**

**Bedroom Two 11'10 x 9'8 (3.61m x 2.95m)**

**Bedroom Three 9'7 x 7'10 (2.92m x 2.39m)**

**Bedroom Four 9'4 x 6'6 (2.84m x 1.98m)**

**Bathroom 9'6 x 6'1 (2.90m x 1.85m)**

**Integral Garage 17'4 x 17'1 (5.28m x 5.21m)**

**Driveway**

**Front and Rear Gardens**



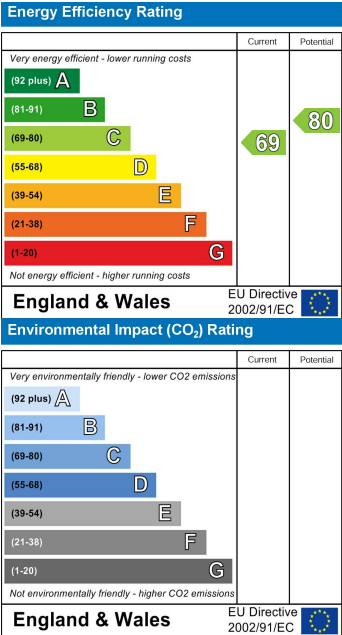
Floor Plan



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.