

# chris hamriding

lettings & estate agents



## 87 Ennerdale Drive, Congleton, CW12 4FJ

**Offers In The Region Of £495,000**

**\*\*OPEN HOUSE - SATURDAY 24TH MAY 12:30-1:30PM - WE'D LOVE TO SEE YOU! NO NEED TO BOOK!\*\***

Ennerdale Drive is often regarded as one of the areas most sought after addresses, and it's easy to see why! Having been well cared for and presented to an immaculate standard, new owners can start enjoying the family friendly lifestyle from the moment you move in and unpack your bags/boxes! Sat proudly on a generous plot, the home enjoys lovely views from within and all the rooms are very well proportioned flowing effortlessly across both floors. Having five bedrooms and two bathrooms upstairs. To the ground floor you're welcomed into a bright and impressive reception hall with guest cloaks and access to both the lounge and the spacious dining kitchen and conservatory. Outside offers a stunningly landscaped garden to the rear as well as a large driveway for several vehicles to the front leading to a most useful detached double garage!

It's worthy of note that this home is truly beautiful in its presentation and a credit to the current owners!

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 stunning and is sure to impress so watch our video tour, view our floor plan and photos then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

**Entrance Hall**

**WC**

**Store**

**Lounge 15'11" x 11'2" (4.87 x 3.41)**

**Dining Kitchen 21'4" x 11'7" (6.51 x 3.55)**

**Snug room/ office 11'3" x 7'2" (3.43 x 2.19)**

**Conservatory 9'11" x 9'9" (3.03 x 2.99)**

**Stairs and Landing**

**Bedroom One 12'7" x 11'11" (3.86 x 3.64)**

**Ensuite**

**Bedroom Two 11'11" x 10'0" (3.64 x 3.06)**

**Bedroom Three 15'1" x 6'7"(max) (4.61 x 2.01(max))**

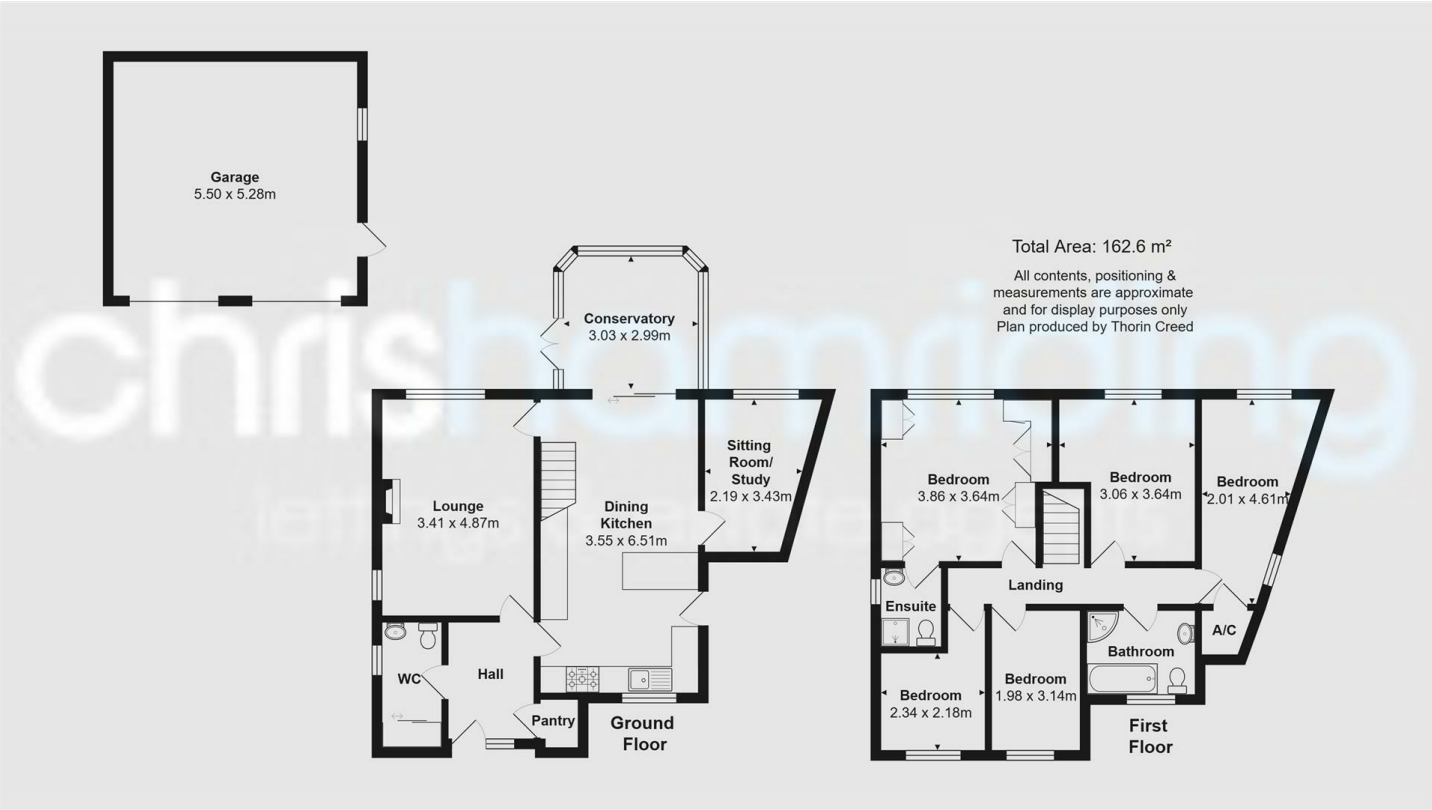
**Bedroom Four 10'3" x 6'5" (3.14 x 1.98)**

**Bedroom Five 7'8" x 7'1" (2.34 x 2.18)**

**Bathroom**

**Detached Double Garage 18'0" x 17'3" (5.5 x 5.28)**

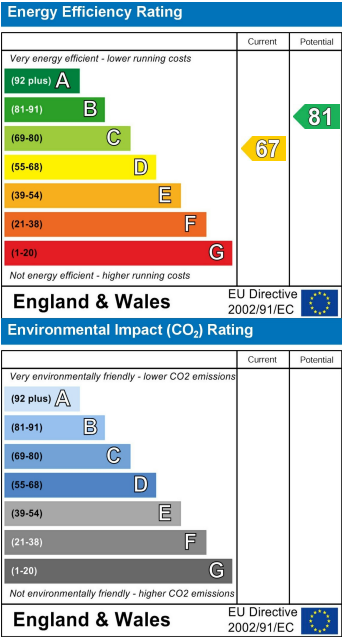
Floor Plan



Area Map



Energy Efficiency Graph



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