

# chris ham riding

lettings & estate agents



## 61 Rood Hill, Congleton, CW12 1NA

### Offers In The Region Of £257,500

NO ONWARD CHAIN!!

Nestled in the charming area of Rood Hill, this semi-detached house enjoys a generous driveway and a spacious garden along with extended accommodation to suit a variety of buyers!

Having ample potential to move straight in and make your mark, one of the standout features of this residence is its elevated position, providing stunning views of the traditional town of Congleton. The house has been nicely extended at the rear, creating a fabulous entertaining kitchen that is sure to be the heart of the home.

Outside, the mature gardens to the front and rear add a touch of tranquillity, perfect for relaxing or entertaining guests. Not all the homes nearby have their own private driveway so we feel this is a huge advantage!

With its close proximity to both the town and the countryside, this property offers the best of both worlds. Whether you're looking to explore the local amenities or escape into nature, this home provides the perfect base.

Don't miss out on the opportunity to own this traditional home in the heart of Congleton!

**Entrance Porch**

**Stairwell**

**Front Reception Room**

**Rear Reception Room**

**Kitchen**

**First Floor Landing**

**Bedroom one**

**Bedroom two**

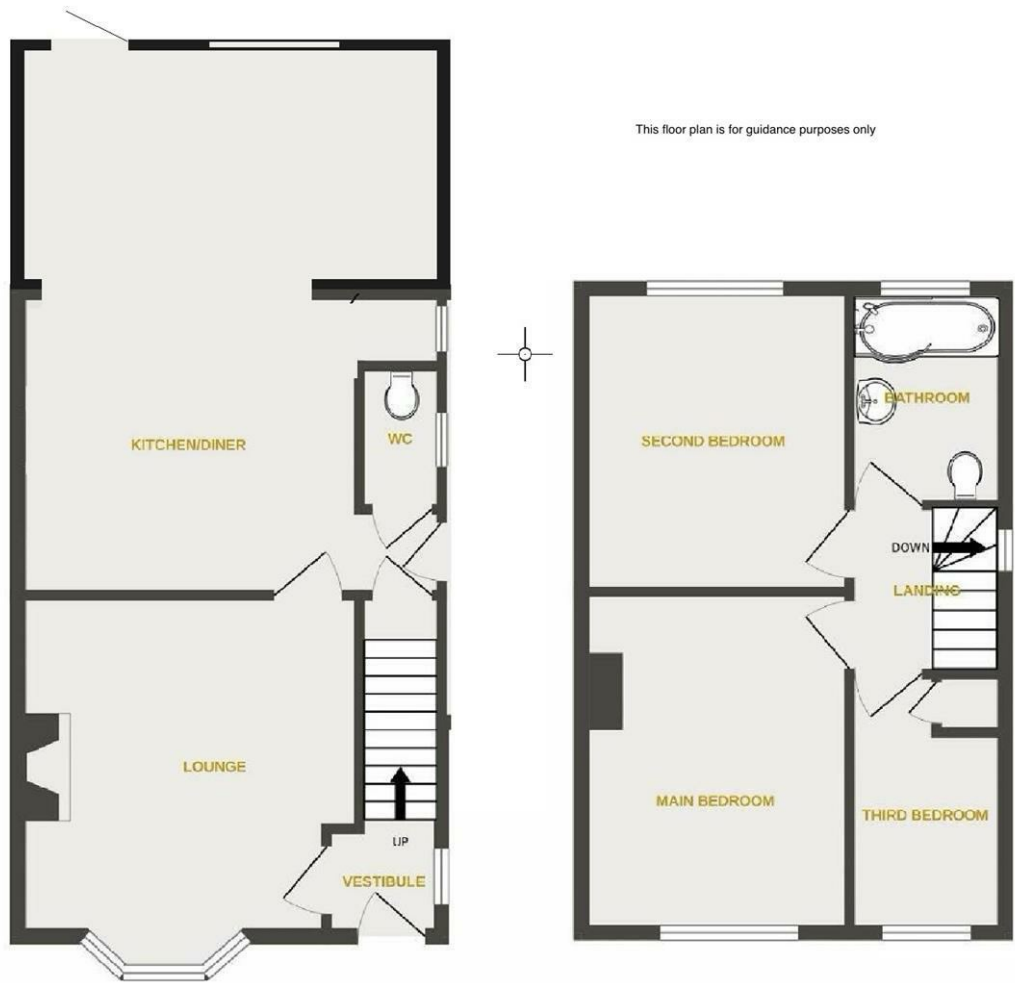
**Bedroom three**

**Bathroom**

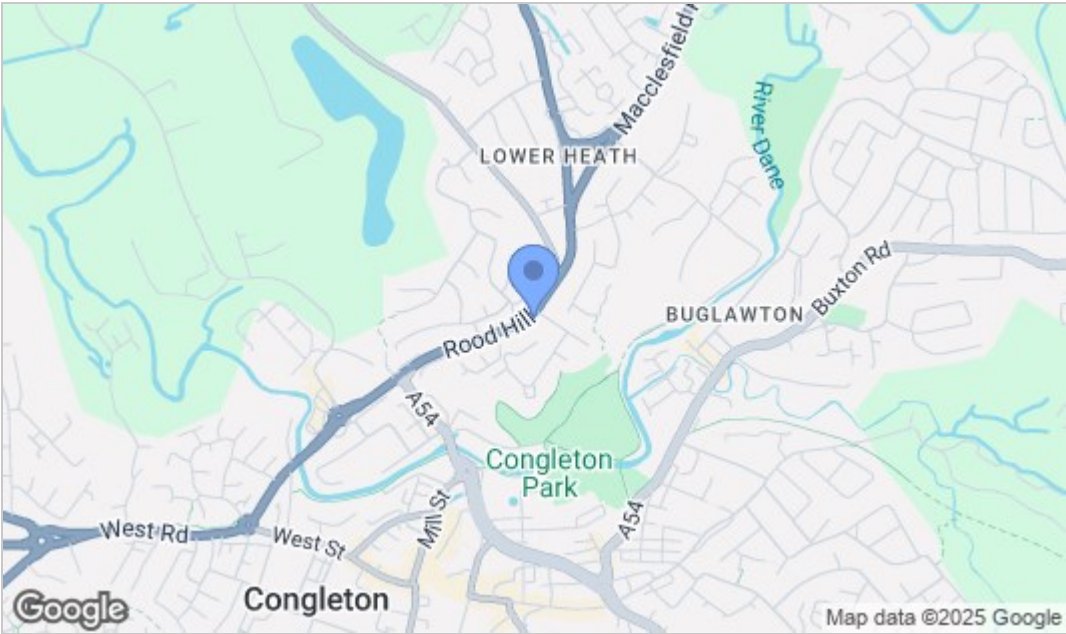
**Driveway and gardens to front and side**

**Generous gardens to rear**

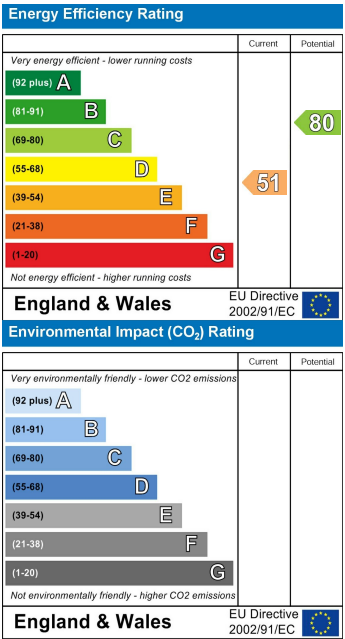
Floor Plan



Area Map



Energy Efficiency Graph



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