

chris hamriding

lettings & estate agents



61 Rood Hill, Congleton, CW12 1NA

Offers Over £235,000

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

Ground Floor

Kitchen
4.93 x 2.56m

Dining Room
3.95 x 3.51m

Lounge
3.95 x 3.94m

Hall

WC

Stairs leading up to the first floor.

Total Area: 89.5 m²
All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed

First Floor

Bedroom
3.03 x 3.51m

Bedroom
3.03 x 3.94m

Bedroom
1.81 x 2.97m

Bathroom

Landing

Stairs leading down to the ground floor.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i> (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <i>Not energy efficient - higher running costs</i>		62	79
England & Wales Environmental Impact (CO₂) Rating		EU Directive 2002/91/EC	

