

# chris hamriding

lettings & estate agents



## 17 Sycamore Avenue, Congleton, CW12 4TY

### Offers In The Region Of £300,000

Take a moment to view our fully guided video tour of this wonderful West Heath home offered for sale with NO ONWARD CHAIN!

Sit proudly within a very well established area in the ever popular West Heath area of Congleton, this fantastic property has been much improved in recent years and boasts a great lifestyle both inside and out thus making for a wonderful home that we're sure will tick so many of your boxes!

Inside the home you'll find a welcoming entrance hall, a very comfortable lounge and a light, bright dining/garden room plus a supremely stylish kitchen that opens out into the entrance area thus creating a great layout to suit a wide range of buyers needs. Upstairs are three great sized bedrooms and a tasteful family bathroom. Outside the property is just as good as inside...sat behind mature hedging, the driveway runs from the front of the home all the way to the rear and to a hugely useful detached garage. The rear garden offers a good degree of privacy and enjoys patios and a lawn all enclosed by timber fencing.

Locally, the area of West Heath boasts great schools, shops, commuter links and easy access to beautiful countryside making this an ideal area for the upsizing family.

Read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to find out more and book that all important viewing!

**Entrance hall**

**Kitchen 11'9" x 8'6" (3.6 x 2.6)**

**Lounge 14'5" x 12'1" (4.4 x 3.7)**

**Dining room 13'1" x 8'2" (4 x 2.5)**

**Master bedroom 11'1" x 8'6" (3.4 x 2.6)**

**Bathroom**

**Bedroom two 8'6" x 8'2" (2.6 x 2.5)**

**Bedroom three 9'6" x 5'6" (2.9 x 1.7)**

**Detached garage**

**Driveway to front and side**

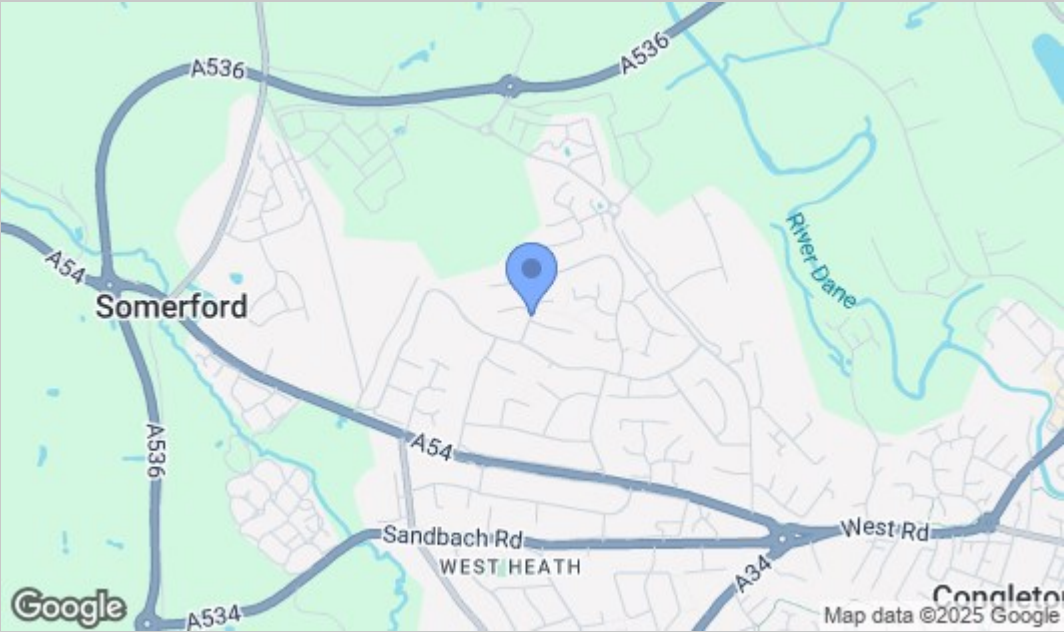
**Private rear gardens**



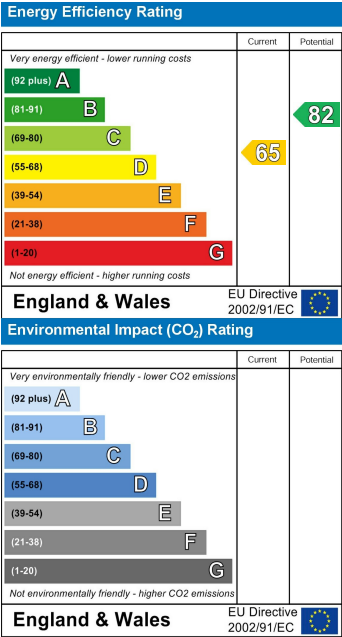
Floor Plan



Area Map



Energy Efficiency Graph



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