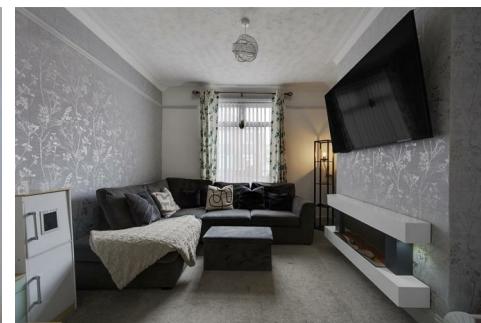
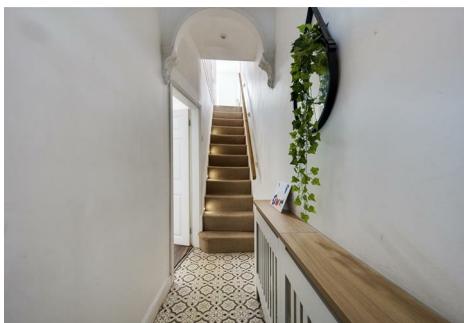
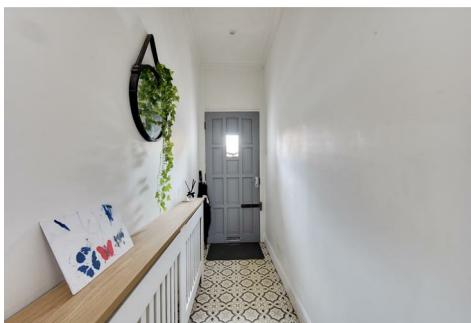


chrishamriding

lettings & estate agents



17 Herbert Street, Congleton, CW12 1RE Offers In The Region Of £169,950

This beautiful two bedroomeed end of terrace is a fantastic traditional property that is sure to prove popular! Having been much improved in recent years by the current owners, the property boasts well proportioned accommodation across both floors and briefly comprises; Entrance hall, two reception rooms, stylish new kitchen, galleried landing, bathroom and two double bedrooms. Outside to the rear is a useful yard and outbuilding.

The location is superb being just a short walk from Congletons bustling town centre and moments from the beautiful Congleton Park. Outside the home to the front is an array of on street parking.

Take a look at our video, floor plan and photos then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

Storm porch

Entrance hall

Reception room one 37 x 33 (11.28m x 10.06m)

Reception room two 12'1" x 11'1" (3.7 x 3.4)

Kitchen

Stairs and landing

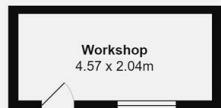
Bedroom one 14'9" x 11'5" (4.5 x 3.5)

Bedroom two 12'5" x 8'10" (3.8 x 2.7)

Bathroom 7'10" x 7'10" (2.4 x 2.4)

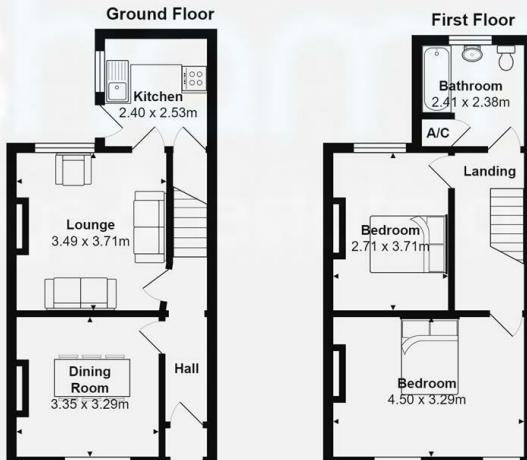
Rear yard and workshop

Floor Plan

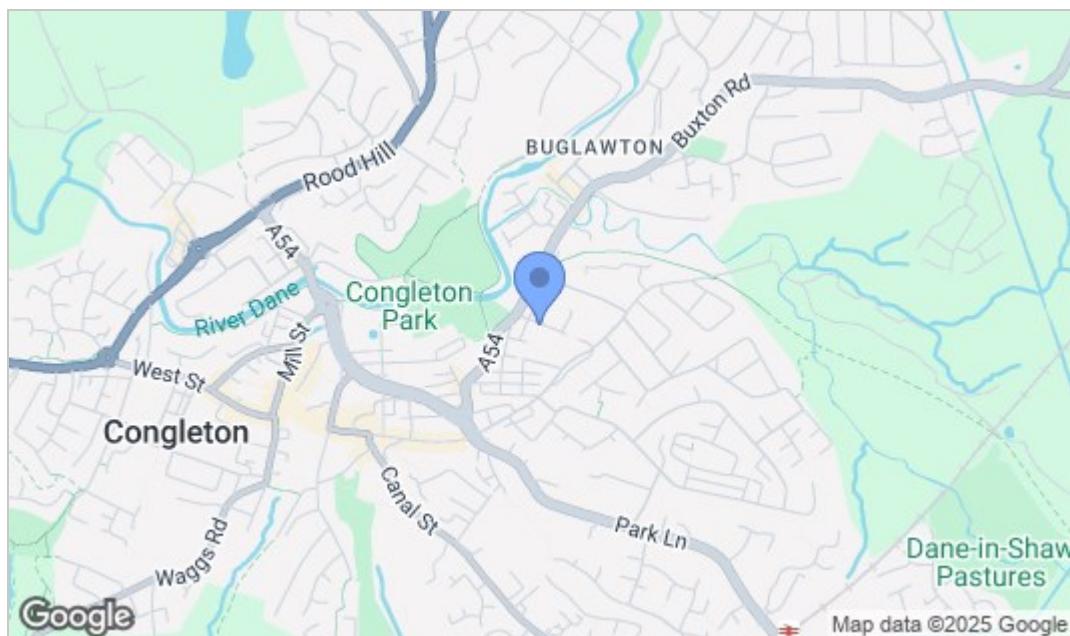


Total Area: 75.9 m² (excluding workshop)

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		52
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.

