

chris hamriding

lettings & estate agents



9 Rood Hill, Congleton, CW12 1LD

£895

Nestled in the charming area of Rood Hill, Congleton, this end terrace house presents an excellent opportunity for those seeking a comfortable home. The property boasts two inviting reception rooms, perfect for both relaxation and entertaining guests. The well-appointed kitchen complements the living spaces, providing a functional area for culinary pursuits.

With two spacious bedrooms, this home is ideal for small families, couples, or individuals looking for extra space. The bathroom is thoughtfully designed, ensuring convenience and comfort for all residents.

The location of this property is particularly appealing, residents can enjoy the local amenities that Congleton has to offer, including shops, parks, and schools, all within a short walk.

This end terrace house is not only a delightful living space but also a wonderful opportunity to become part of a vibrant community. Do not miss the chance to make this lovely house your new home.

Sitting Room 12'1" x 12'1" (3.68 x 3.68)

PVC double glazed external door. PVC double glazed window to the front aspect. Character beams to the ceiling and wall partition. Feature electric fire suite with arched fire recess. Feature arched chimney breast recesses. Central heating radiator. Four wall light points. Oak wood style flooring. Open to the dining room.

Dining Room 11'10" x 8'6" (3.61 x 2.59 (3.60 x 2.58))

PVC double glazed window to the rear aspect. Character beams and staircase to the first floor. Oak wood style flooring. Central heating radiator. Part glazed door to the kitchen.

Kitchen 8'1" x 7'7" (2.46 x 2.31)

PVC double glazed window to the rear aspect. PVC double glazed external door opening to the rear garden. Modern and newly installed cream gloss kitchen suite with soft close doors and drawers. Contrasting wood block effect work surfaces. Space for a gas or electric cooker. Space for a fridge freezer and washing machine. Integrated sink and drainer unit with mixer tap. Natural stone effect tiled floor and splash back tiled walls.

Landing 8'6" x 7'7" maximum (2.59 x 2.31 maximum)

Character balustrade. Access to the loft. Panel style doors with chrome handles to all rooms.

Bedroom 1

PVC double glazed window to the front aspect. Built in wardrobes. Built in storage cupboard also housing Ariston gas combi boiler. Central heating radiator.

Bedroom 2 8'5" x 7'7" (2.57 x 2.31)

PVC double glazed window to the rear aspect. Central heating radiator.

Bathroom

Frosted PVC double glazed window to the rear aspect. Contemporary white suite comprising: 'L' shaped shower bath with movable shower screen fitted over; thermostatic wall mounted mixer shower; pedestal sink; WC; marble effect splash back wall panels; oak wood style floor; wall storage cabinet with mirror door and polished chrome bathroom fixings included.

Outside

Front

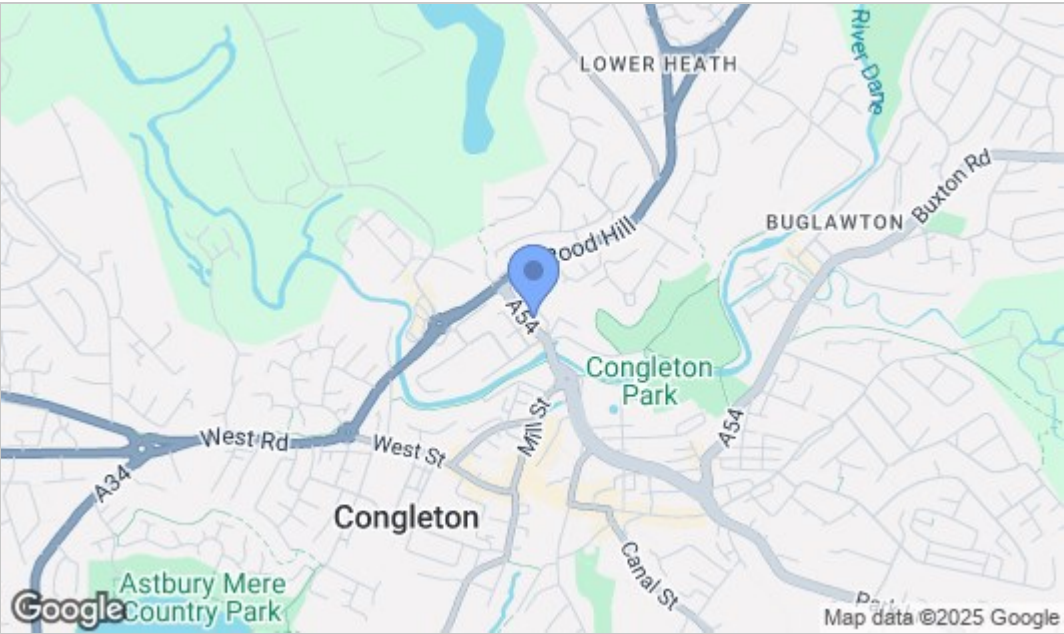
Brick tiled forecourt yard. As this property is on the end of the row it is possible to erect a small fence and gate if so desired.

Rear

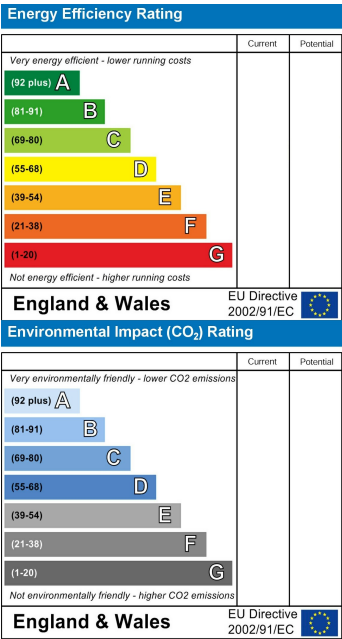
Usable rear yard garden with concrete patio terrace which is fully enclosed with brick walls with coping stones which offer good degrees of privacy. There is a separate gated rear entry/ right of way for occupants.

Floor Plan

Area Map



Energy Efficiency Graph



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.