

# chris hamriding

lettings & estate agents



## 1 Bullfinch Place, Congleton, CW12 3UH

Offers In The Region Of £365,000

WATCH OUR GUIDED VIDEO TOUR OF THIS IMMACULATE HOME!

Recently constructed by highly reputable builders 'Seddon Homes', this beautifully presented property occupies a generous plot with stunning south facing gardens. Inside the immaculate property you'll find presented. The lifestyle could suit a wide range of buyers and the comfortable living space lends itself to entertaining and relaxing in equal measure! Outside the home to the front is a very useful driveway leading to the garage whilst the rear enjoys a tasteful south facing garden that we feel adds huge value, especially for the sun worshippers amongst you!

A short walk from the property in question and you will find yourself amidst miles of gorgeous countryside just as easily as you'll arrive at the local village shops or the bustling town centre of Congleton. The useful train station is also within walking distance thus making this home ideal for the commuter.

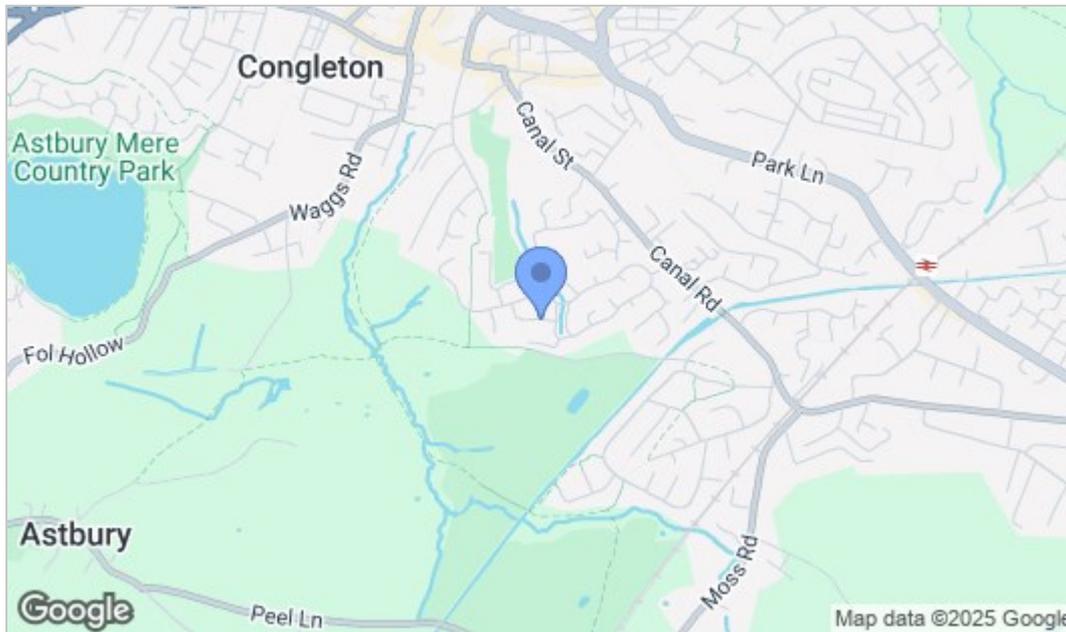
We adore this home and you will to so view our video, photos and floor plan then call the Congleton property experts here at Chris Hamriding Estate Agents to book that all important viewing!



# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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