20 Leamington Road, Congleton, CW12 4PE

Offers In The Region Of £330,000

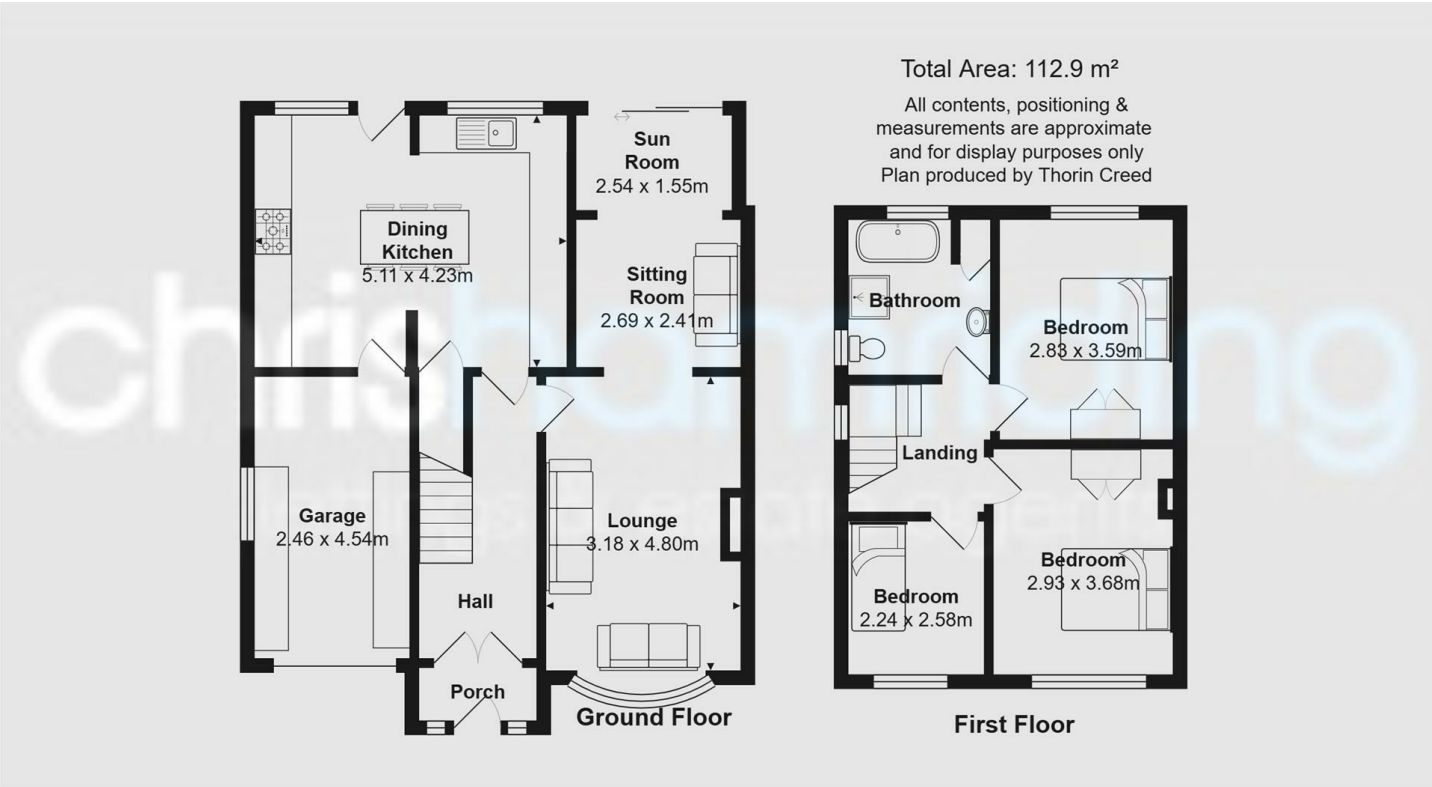Take a moment to watch our fully guided video tour of this wonderful West heath home!

Sat proudly on a generous plot in a very well established and most convenient area of West Heath, this is a detached property that really ticks all the boxes! Immaculate presentation throughout, well proportioned reception rooms, dining kitchen, spacious bedrooms and a stylish bathroom are just a few of the main features but you'll also love the generous and private gardens, the large driveway and the hugely useful garage!

Given the layout of the property, we feel the home could suit a wide variety of discerning buyers.
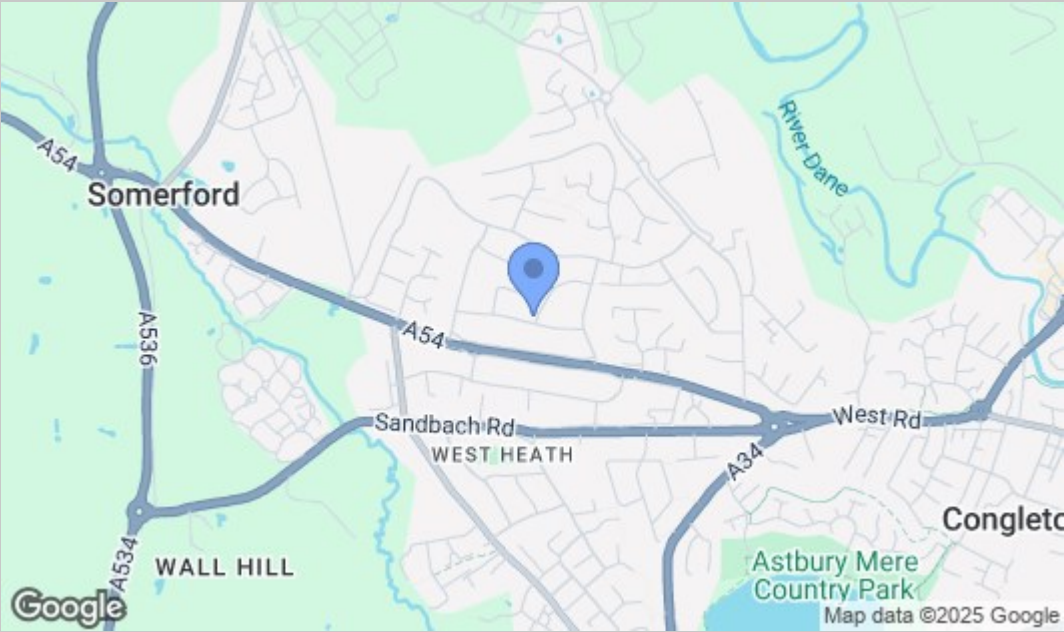
Locally, great amenities are a moments walk away whilst great schools and commuter links are on your doorstep this making this an ideal home for the upsizing family!

Don't just take our word for it, read on to find out more, view our video, pictures and floor plan...then call the team at Chris Hamriding Estate Agents to book a viewing!!
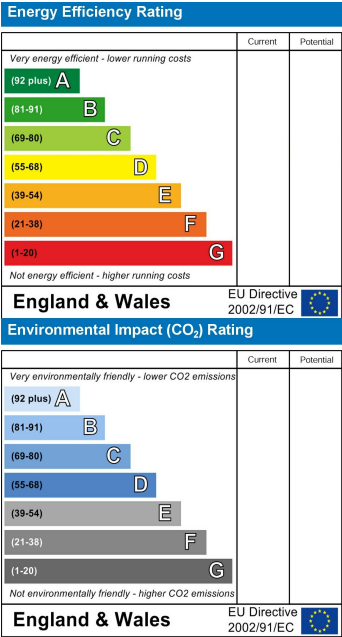
Floor Plan

Total Area: 112.9 m²

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

Sun Room
2.54 x 1.55m

Dining Kitchen
5.11 x 4.23m

Sitting Room
2.69 x 2.41m

Garage
2.46 x 4.54m

Lounge
3.18 x 4.80m

Hall

Porch

Ground Floor

Bathroom

Bedroom
2.83 x 3.59m

Landing

Bedroom
2.24 x 2.58m

Bedroom
2.93 x 3.68m

First Floor

Area Map

Energy Efficiency Graph

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC

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