



28 Overton Close, Congleton, CW12 1JZ

Offers Over £250,000

Offered for sale with NO ONWARD CHAIN! This fantastic property offers a great detached lifestyle at a great price! Having been fully transformed by the current owners, this home is ready to enjoy from the moment you arrive and offers three bedrooms and a stylish bathroom to the first floor whilst the ground floor welcomes you into an entrance hall the gives access to the spacious lounge and attractive breakfast kitchen. Externally, there lies a very attractive and low maintenance front garden with useful driveway to the front leading to a carport and access to the rear gardens. These rear gardens are adorned with a beautiful wooded backdrop that affords this garden plenty of privacy and it's worthy of note that that gardens are of a fantastic size with new fencing and clean landscaping!

Locally, the bustling town centre of Congleton is a moments walk away whilst great commuter links are offered to both north and south at the nearby A34.

We really feel this is a superb opportunity to acquire a property that's bursting with value for money and ready to be lived in so read on to find out more, view our video, floor plan and pictures...then call us here at Chris Hamriding Estate Agents to book your viewing!!

Kitchen
4.32 x 2.71m

Lounge
3.29 x 4.72m

Hall

Landing

Wetroom

Bedroom
2.42 x 2.84m

Bedroom
2.42 x 3.86m

Bedroom
1.84 x 2.93m

A/C

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

This plan is a reverse image of the property in question and acts as a guide only

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>			
<h2>England & Wales</h2> <p>EU Directive 2002/91/EC</p> <h3>Environmental Impact (CO₂) Rating</h3>			
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
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