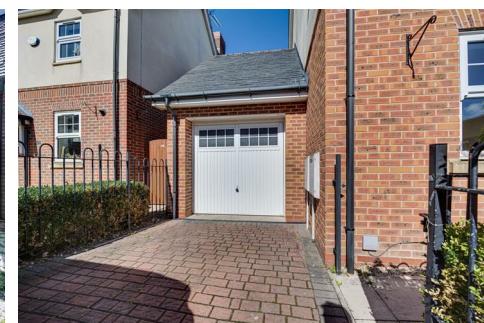


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lettings & estate agents



51 Galloway Green, Congleton, CW12 1LY

Offers In The Region Of £340,000

Offered for sale with NO ONWARD CHAIN!

Sit proudly in a very well regarded residential area, this spacious family sized property is well presented throughout and really is ready for new owners to begin enjoying the lifestyle on offer from the moment you turn the key! Once inside you'll find a useful guest cloakroom and a tasteful kitchen, dining room, an absolutely amazing lounge that spans the width of the home and accesses the conservatory that overlooks the landscaped rear gardens...just perfect for entertaining both family and friends all year round! Up on the first floor is equally as impressive having four generous double bedrooms, the master bedroom enjoys a luxurious en-suite and the remainder are serviced by a well presented family bathroom. The sizes of these bedrooms are certainly notable vs many newly built homes where buyers often find they have to compromise with some bedroom sizes. Outside to the rear, the gardens are lovely and provide the both patio and lawns. Completing the whole package is a hugely useful garage with a block paved driveway.

Locally, excellent schools are within easy reach and efficient commuter links are a stones throw away making this ideal for busy families. The local town centre of Congleton has all the amenities and leisure facilities you could need and when it's time to unwind, an abundance of Cheshire countryside is all around you!

Read on to find out more, view our video, photos and floor plan then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!

Canopy Porch

Reception Hall

Lounge 23'5" x 9'7" (7.14 x 2.92)

Dining Room 10'10" x 9'1" (3.30 x 2.77 (3.29 x 2.76))

Kitchen 9'6" x 9'4" (2.90 x 2.84 (2.89 x 2.85))

Cloaks

WC

First Floor Landing

Bedroom 1 9'11" x 11'4" (3.02 x 3.45 (3.03 x 3.46))

En-Suite 5'8" x 5'0" (1.73 x 1.52)

Bedroom 2 9'11" x 9'11" (3.02 x 3.02)

Bedroom 3 12'1" x 7'10" maximum (3.68 x 2.39 maximum)

Bedroom 4 8'8" x 7'10" (2.64 x 2.39)

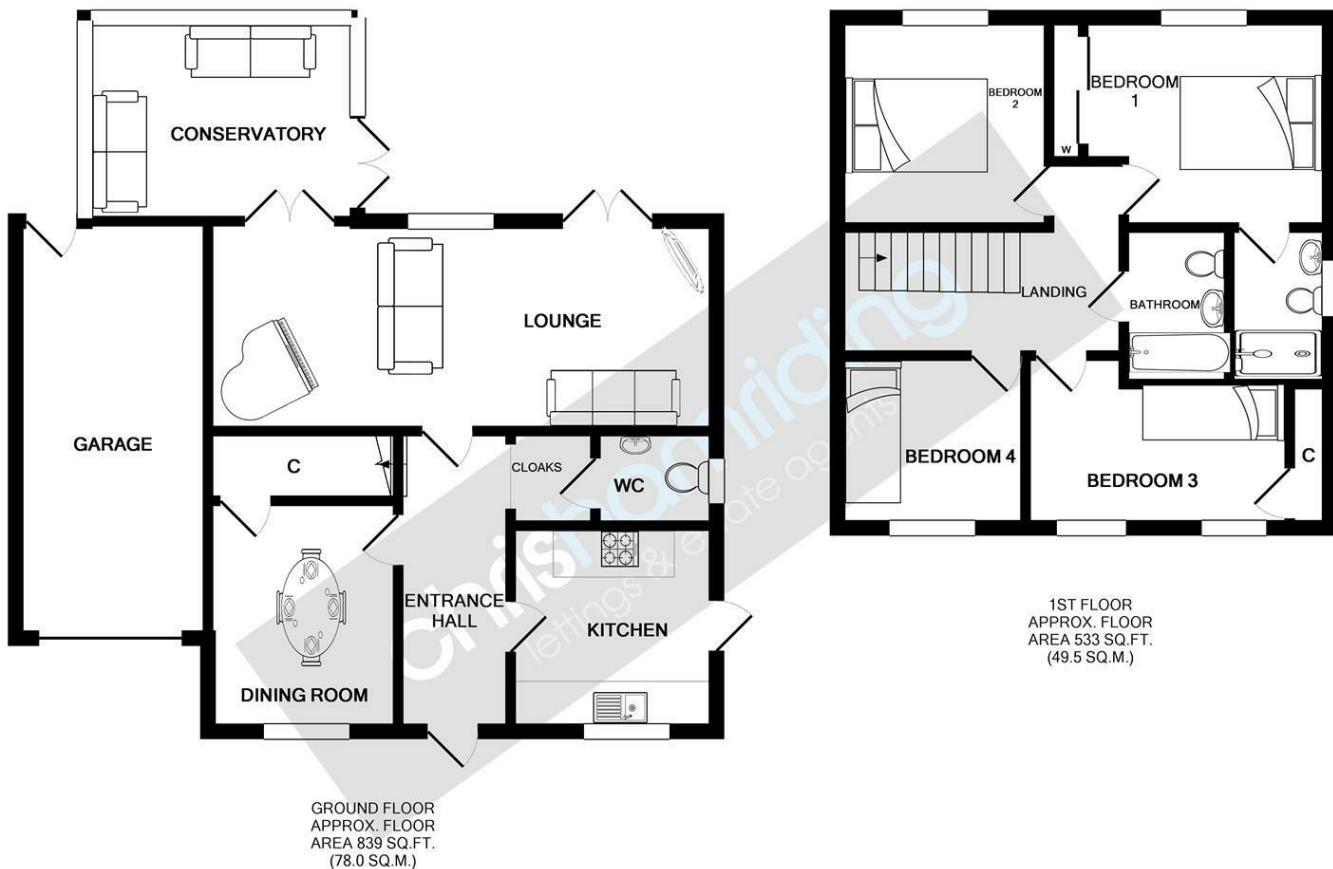
Bathroom 7'0" x 7'2" (2.13 x 2.18)

Outside

Conservatory 12'7" x 9'5" (3.84 x 2.87)

Garage 19'3" x 9'0" (5.87 x 2.74)

Floor Plan

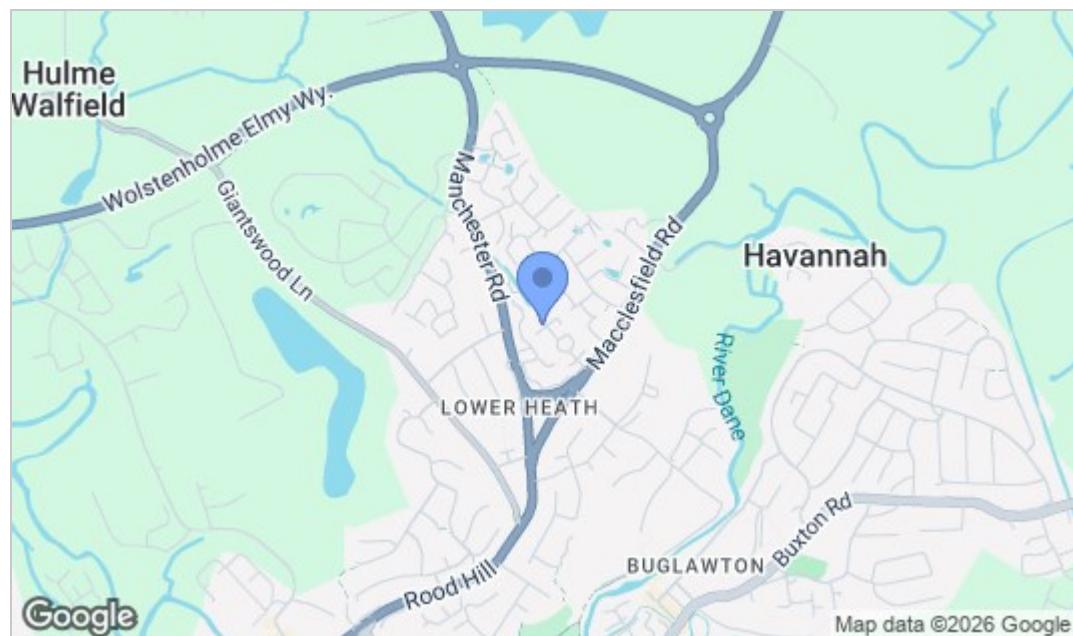


TOTAL APPROX. FLOOR AREA 1373 SQ.FT. (127.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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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			77
(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 (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ emissions		Current	Potential
(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	

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