# chrishamiding

lettings & estate agents







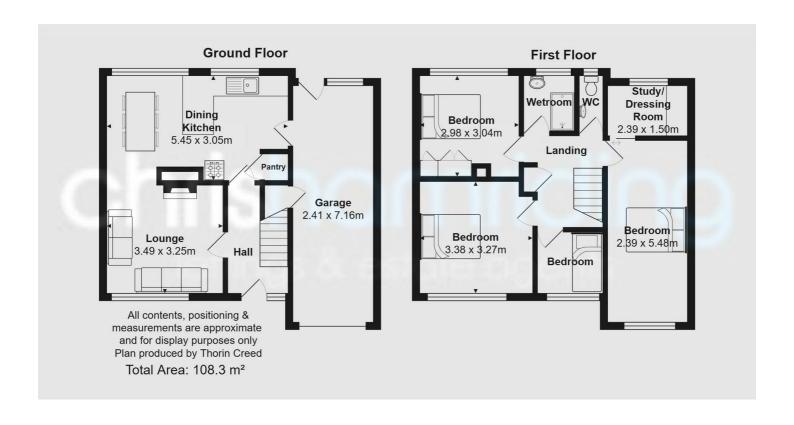


## 6 Grasmere Avenue, Congleton, CW12 4LZ

Offers In The Region Of £280,000

Occupying an absolutely amazing plot and offered for sale with NO ONWARD CHAIN within a most established part of West Heath, the area is renowned for its proximity to great schools, shops, commuter links and countryside. The property in question is a well proportioned and extended semi detached that occupies the aforementioned large plot very well indeed. A vast garden to the rear with a useful driveway leading to a most useful garage the front will surely tick your boxes whilst inside the home, the well proportioned accommodation spans across both floors and we really feel that buyers will enjoy the extended space. Subject to planning permissions, perhaps further extension will be on your mind, or maybe some internal reconfiguring. Even if it's just a redecoration project you're after, this property is going to serve as a very happy home for many years to come, just as it has done for the current owners.

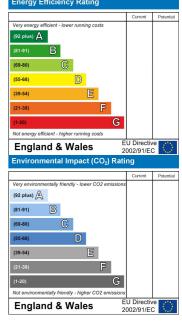
Don't just take our word for it, read on to find out more, view our photos, video and floor plan then call the West Heath experts here at Chris Hamriding Estate Agents to book yourself that all important viewing!



#### **Area Map**

### Energy Efficiency Rating Somerford 454 West Rd Sandbach Rd WEST Congleto Astbury Mere WALL HILL (92 plus) 🔼 Country Park (81-91) THE MARSH FOI HORON Map data @2025 Google

#### **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.







