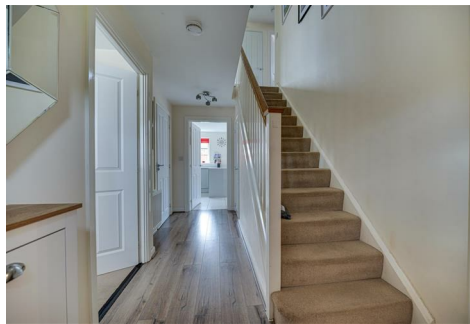


chris hamriding

lettings & estate agents



43 Field View Road, Congleton, CW12 4SQ

Offers In The Region Of £425,000

Sat proudly on the edge of the exclusive 'Loachbrook' development, this high quality home known as 'The Canterbury' model has been much improved by the current owner with the addition of a delightful orangery thus adding to the user friendly layout that's designed with modern family life in mind.

The four bedrooms are all doubles and the master has stylish en suite but the main feature we believe is the striking living/dining kitchen with its contemporary style and design, it flows perfectly from the main lounge, to the entrance hall and even to the large rear garden! This room is sure to be where you'll spend many happy hours entertaining family and friends, whatever the weather! Completing the whole package is ample parking and a useful detached garage.

Locally there are a number of great amenities, well regarded schools (primary and secondary), commuter links and abundant countryside all within short distances and within the development there are open spaces and play areas to suit a wide age range.

This really is a great home that we just know you'll love so call Chris Hamriding Estate Agents now to book your viewing!

Entrance Hall

Feature contemporary wood effect flooring. Stairs to the landing. Central heating radiator. Under stairs storage cupboard.

Rear-Patio with lawned garden enclosed by wooden fencing.

Utility Room/Cloaks WC

WC, pedestal wash basin, central heating radiator, double glazed window to the side aspect, fitted storage units, space for a washing machine.

Lounge 17'7" x 11'9" (5.38 x 3.59)

Double glazed bay window to the front aspect. Double glazed window to the side. Central heating radiator. Double glazed internal doors to the living dining kitchen.

Living Dining Kitchen 25'4" x 10'10" (7.73 x 3.31)

Range of base wall mounted units with white gloss units. Integrated oven and hob with extractor above, Integrated fridge freezer, integrated sink and drainer, wall mounted gas central heating boiler, double glazed window to the rear aspect., two central heating radiators, double glazed double doors to the rear.

Orangery

Study/Playroom 8'3" x 6'4" (2.52 x 1.94)

Double glazed window to the front aspect and central heating radiator.

Stairs and Landing

Access to the loft and airing cupboard.

Bedroom One 16'7" x 11'10" (5.06 x 3.63)

Double glazed bay window to the front aspect. Central heating radiator and built in wardrobes.

Bedroom One En-Suite

Shower cubicle, WC, pedestal wash basin and heated chrome towel radiator.

Bedroom Two 11'6" x 10'0" (3.53 x 3.06)

Double glazed window to the front aspect and central heating radiator.

Bedroom Three 14'6" x 9'5" (4.44 x 2.88)

Double glazed window to the rear aspect and central heating radiator.

Bedroom Four 10'6" x 8'3" (3.21 x 2.52)

Double glazed window to the rear aspect and central heating radiator.

Bathroom 6'10" x 7'0" (2.10 x 2.14)

Double glazed window to the side aspect. Heated chrome towel radiator. Bath with shower over. WC. Pedestal wash basin.

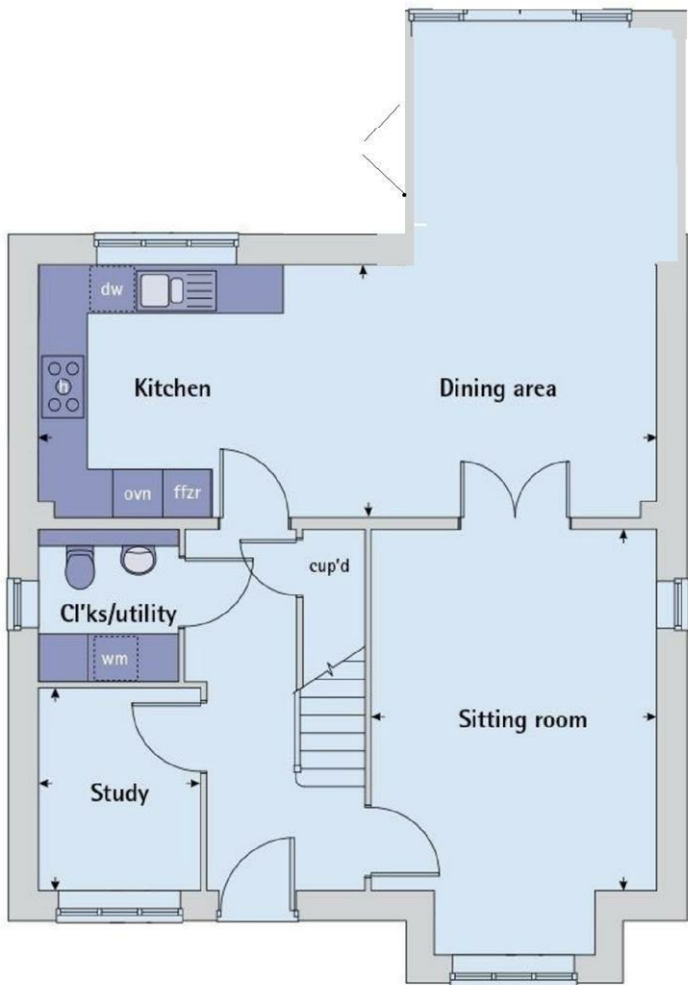
Garage

Up and over door. Power and light.

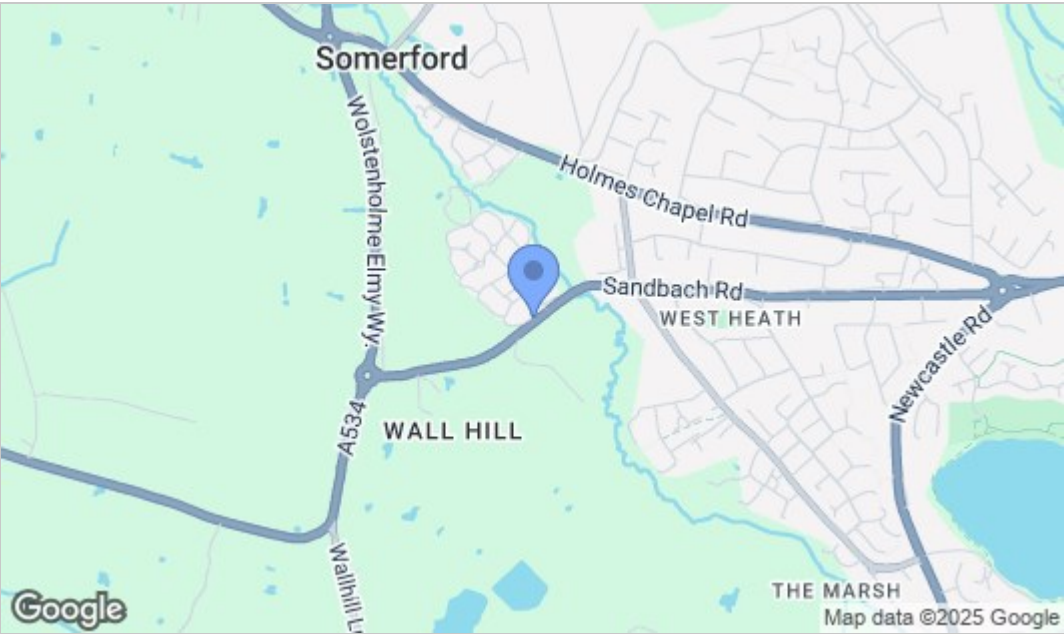
Outside

Front- Lawned garden with driveway to garage

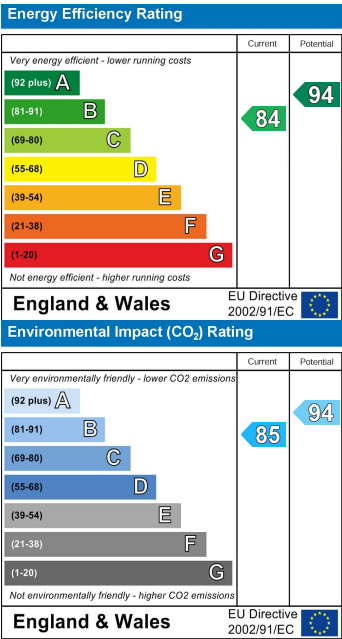
Floor Plan



Area Map



Energy Efficiency Graph



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