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28 Derwent Drive, Congleton, CW12 3RN

£995 PCM

Located within an extremely popular and well respected residential area towards the Mossley side of Congleton, the fresh and clean accommodation briefly comprises; entrance hall, lounge, dining kitchen, two double bedrooms (the master having two built in wardrobes) and a high quality bathroom suite fitted by well regarded local company 'Cheshire Rose'. Outside, to the front you will find an attractive driveway for two cars and a nicely presented garden whilst to the side and rear are private patio areas and a landscaped garden that's just ideal for entertaining and relaxing!

The location is just brilliant...being just a few minutes' walk to the train station makes it ideal for commuters and professionals whilst Mossleys bustling village shops at 'Hightown' are within easy walking distance and boast practically all you could need...great pubs, a brilliant chip shop, a chemist, the post office, newsagents, hairdressers...the list goes on! As you look out from the property you're sure to catch a glimpse of the picturesque canal boats slowly passing by and the serenity of the canal towpaths are literally a stones throw away, these give access to abundant countryside and are perfect for leisurely walks or a morning jog!!

Call the property experts here at Chris Hamriding Estate Agents to book a viewing and take advantage of this ideal opportunity!

ENTRANCE

Pitched tiled canopy with PVCu gable and soffits. Feature decorative PVCu double glazed external door giving access to the:

HALL



Stairs to the first floor. Double panel central heating radiator with thermostat. White modern panel style door leading to lounge. One single power point. Feature wood style flooring. Feature light fitting.

LOUNGE 13'5" x 10'2" (4.11m x 3.1m)



Feature PVCu double glazed bow window to the front aspect. Feature fireplace comprising coal effect living flame gas fire with decorative iron period style back, slate style hearth and polished limestone style mantelpiece surround. Telephone point (subject to BT approval). Television aerial feed and a dual satellite feed (Sky). 13 Amp power points. Feature style floor. Modern white panel style door leading to kitchen.

KITCHEN 13'1" x 8'11" (4.01m x 2.72m)



: PVCu double glazed window to the rear aspect. Attractive detailed kitchen units in grey with laminated contrasting slate effect work surfaces. Electric cooker with concealed extractor canopy fitted above. Integral one and a half bowl stainless steel sink and drainer unit with polished chrome style mixer tap. Washing machine. Integral fridge and freezer. Tiled to splashbacks. Grey panel style door giving access to the understairs recessed built in storage cupboard. 13 Amp power points. Open squared archway to the breakfast room.

BREAKFAST ROOM 6'5" x 6'0" (1.96m x 1.83m)



PVCu double glazed window to the rear aspect. Feature PVCu double glazed stable style door to the rear garden. Double panel central heating radiator with thermostat. Feature wall light point. 13 Amp power points.

First floor

LANDING



Decorative turned spindled balustrade. Access to roof space. White panel style doors giving access to bedrooms and bathroom. Recessed shelved storage cupboard also housing gas combination central heating boiler. Carbon monoxide alarm. One single power point.

BEDROOM 1 FRONT 13'1" x 9'4" (4.01m x 2.87m)



Two PVCu double glazed windows to the front aspect. Double panel central heating radiator with thermostat. White panel style doors giving access to recessed built in double wardrobe unit with high level shelving and separate deep overstairs built in storage cupboard with high level shelving. Television aerial point. 13 Amp power points.

BEDROOM 2 REAR 11'1" x 6'9" (3.38m x 2.06m)



PVCu double glazed window to the rear aspect. Television aerial point. 13 Amp power points. Single panel central heating radiator with thermostat. Wooden style floor.

BATHROOM



Frosted PVCu double glazed window to the rear aspect. Four polished chrome ceiling downlighters. Fabulous bathroom suite installed by local firm of some repute - 'Cheshire Rose Interiors'. Modern white three piece suite comprising: 'P' shaped shower bath combination with curved glazed shower screen. Centrally mounted polished chrome monobloc bath filler tap. Polished chrome 'Groag' thermostatic wall mounted mixer shower. Vanity wash hand basin with polished chrome monobloc mixer tap set over cream high gloss base storage unit which also extends to house a concealed cistern w.c. with soft close lid. Contrasting granite effect vanity work surface over. Tall

feature
ladder style centrally heated towel radiator. Natural
stone effect
tiles to splashbacks with decorative border tile inset.
Matching
style flooring.

Outside



FRONT

Feature block paved driveway for several vehicles.
Garden area laid mainly to lawn with feature slate and
planting
beds. Courtesy lighting at front entrance..

SIDE

Security lighting and timber double gates giving
access to a
paved area for further parking/storage/entertaining
space.

REAR



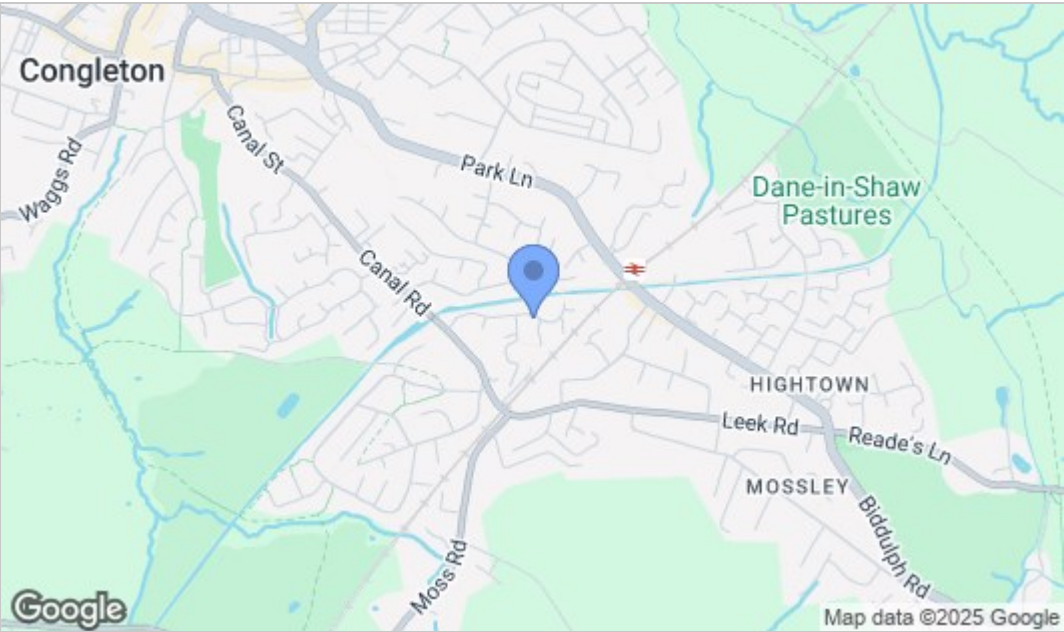
Landscaped rear garden comprising York stone style
lower
patio seating area immediately adjacent to the
property having
two decorative lights to illuminate the area. Low walled
and
feature railway sleeper steps and retaining wall with
golden

gravel beds to either side. Steps lead up to the main
garden area
laid mainly to lawn with planting borders and a water
feature
enclosed with timber fencing. Cold water tap.

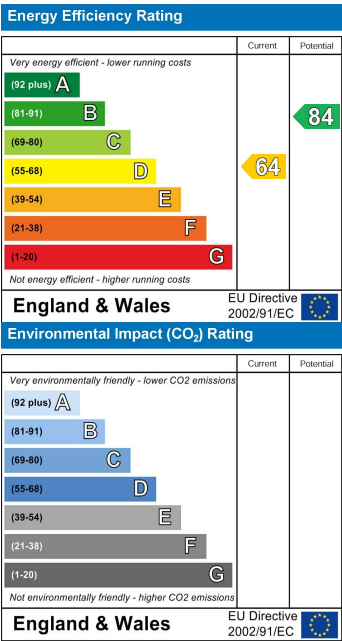
Declaration Of Interest

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we wish to inform all potential tenants that this
property is owned by an employee of Chris Hamriding
Estate Agents

Area Map



Energy Efficiency Graph



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