

# chris hamriding

lettings & estate agents



## 8 Penrith Court, Congleton, CW12 4JF

**Price Guide £380,000**

Sit proudly within a very quiet cul de sac in the heart of West Heath in Congleton, this chain free detached property benefits from a generous extension that has allowed the property to maximise its potential and serve as a happy home for many years!

As you pass over the driveway and head through the front door into the porch, you are welcomed by a spacious hallway giving access to all the principal rooms as well as stairs to the first floor. The lounge is an enormous area where you will be spoilt for space! A rear archway leads on to a beautiful rear garden room, with a combined dining/ sitting usage and with feature picture window glazing framing views of the beautiful gardens. The immaculate kitchen also features a rear extension, which has a utility room feel to it. Completing the ground floor is a useful guest WC with a shower installed, making this a 2 bathroom home, perfect for busy families. Upstairs are three fantastically proportioned bedrooms and an immaculate family bathroom. All the bedrooms enjoy a pleasant view of the garden or the cul de sac. Outside to the rear is a very nice garden and patio area that's just perfect for relaxing and entertaining all year round whilst completing the whole package is a hugely valuable detached garage and a brick built workshop. Both the outbuildings have an office feel to them adding huge potential value to the home worker.

Locally, excellent schools at primary and secondary level are within walking distance, great shops and facilities are nearby and efficient commuter links are on your doorstep - all in all, this is a fantastic family home so read on to find out more, view our video, photos and floor plan, then call the experts here at Chris Hamriding Estate Agents to book that all important viewing!

**Entrance Porch 4'0" x 5'6" (1.22 x 1.69)**

**Reception Hall 10'2" x 8'11" max (3.11 x 2.72 max)**

**Ground Floor Shower Room 7'9" x 2'4" (2.37 x .76)**

**Lounge 21'3" x 11'10" (6.5 x 3.62)**

**Garden Dining/ Sitting Room 14'8" x 8'9" max (4.49 x 2.68 max)**

**Kitchen 8'5" x 10'5" max (2.57 x 3.2 max)**

**Kitchen Extension 5'0" x 6'2" (1.53 x 1.89)**

**Landing**

**Bedroom 1 13'1" x 10'4" (3.99 x 3.17)**

**Bedroom 2 10'7" x 9'10" (3.25 x 3)**

**Bedroom 3 10'9" x 8'0" max (3.3 x 2.45 max)**

**Bathroom 6'2" x 6'3" (1.9 x 1.93)**

**Garage/ Office 16'11" x 8'3" (5.18 x 2.54)**

**Brick Workshop 9'5" x 6'6" (2.88 x 2)**

**Gardens**



Floor Plan

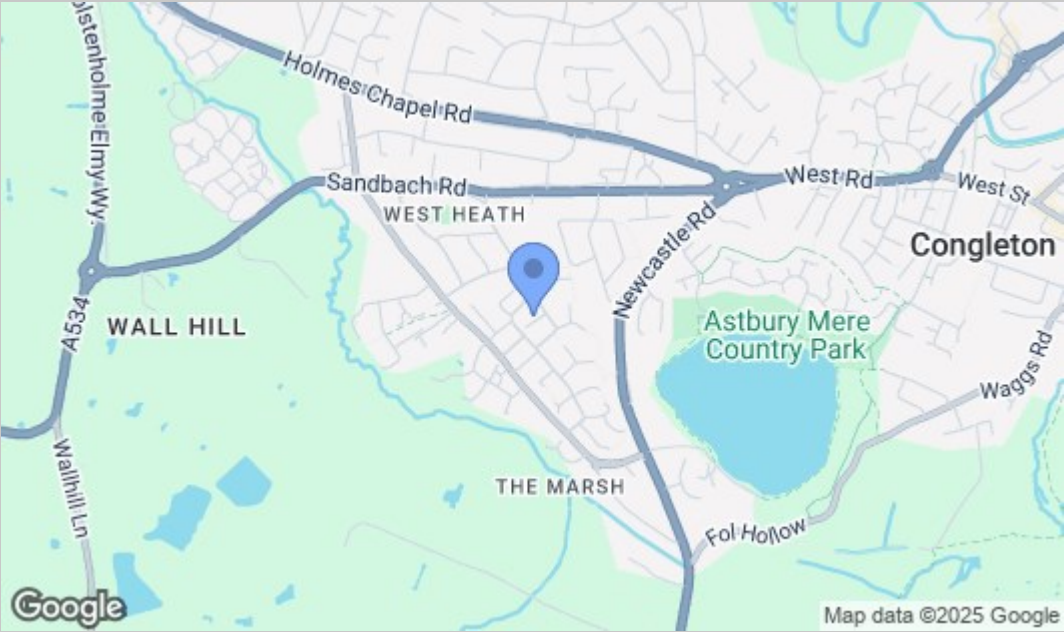


TOTAL FLOOR AREA : 1248 sq.ft. (116.0 sq.m.) approx.

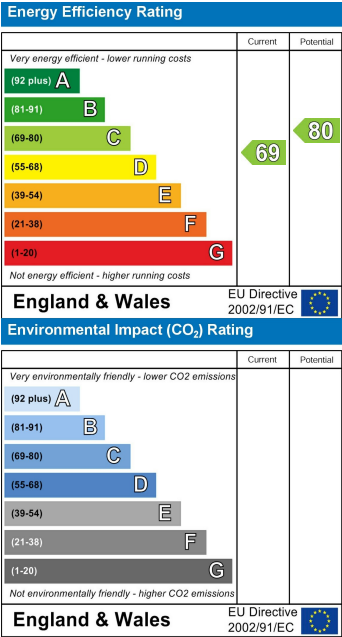
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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