

# chris hamriding

lettings & estate agents



**15 Stag Avenue, Congleton, CW12 1TT**  
**£364,995**

\*\*\*Show homes and sales centre now open\*\*\*

Smartly designed and full of character, 'The Oxford' is a 3-bedroom home perfect for first-time buyers, young families or couples. The ground floor offers a spacious lounge to the front, while an open-plan kitchen and dining area at the rear creates a practical and sociable hub—complete with access to the garden. A handy downstairs cloakroom adds everyday convenience. Upstairs, the primary bedroom benefits from its own en-suite shower room, providing a private retreat. Two further bedrooms and a modern family bathroom complete the layout, making the most of every inch of space.

**Lounge 15'10" x 11'5" (4.83 x 3.5)**

**Kitchen/dining 18'4" x 11'8" (5.59 x 3.57)**

**Cloaks**

**Stairs and landing**

**Bedroom one 11'1" x 10'10" (3.39 x 3.31)**

**En suite 7'6" x 6'3" (2.3 x 1.91)**

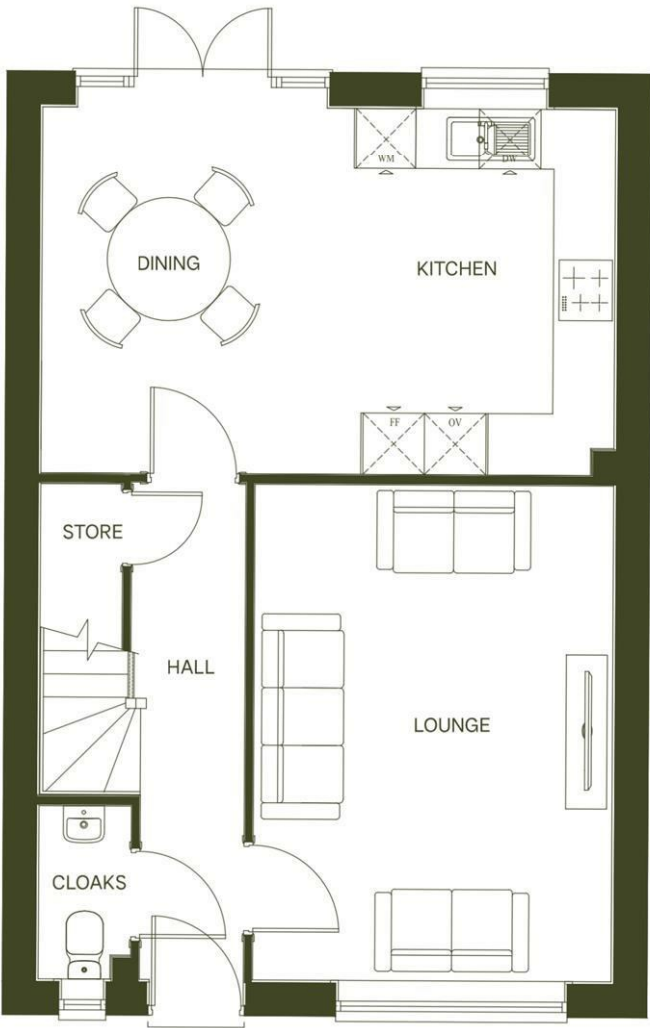
**Bedroom two 12'4" x 11'5" (3.76 x 3.48)**

**Bedroom three 11'9" x 7'2" (3.6 x 2.2)**

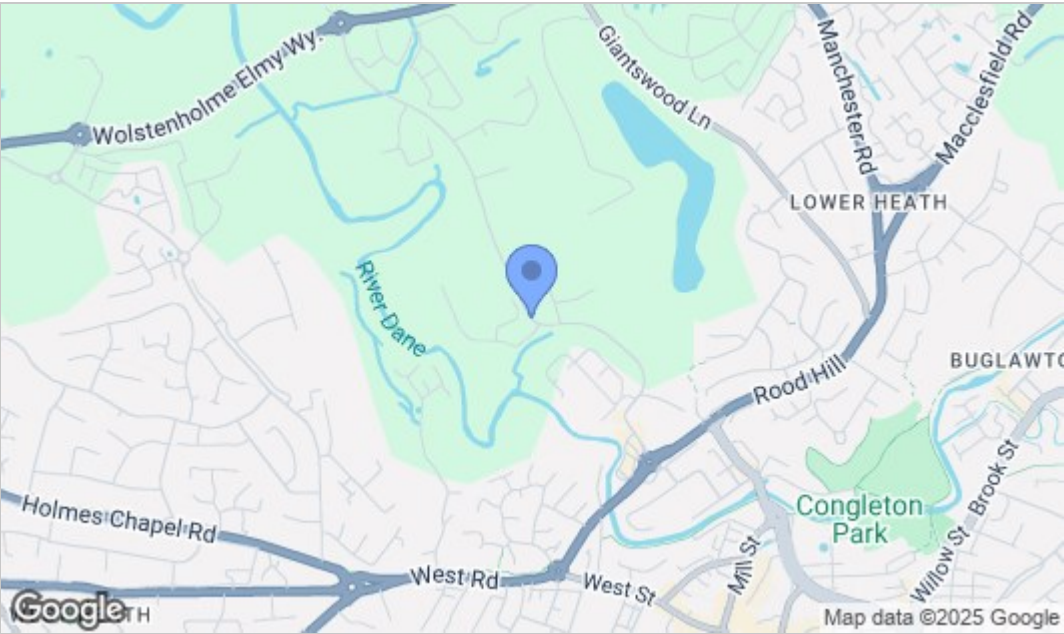
**Bathroom 6'7" x 5'7" (2.02 x 1.71)**



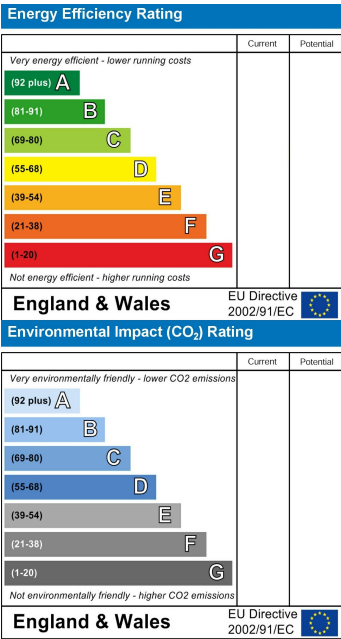
Floor Plan



Area Map



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.