

## 53 Havannah Street, Congleton, CW12 2AH

### Offers In The Region Of £170,000

Absolutely stunning! Take a few moments to admire this immaculate and charming home via our guided video tour...you will not be disappointed!

From the moment you set eyes on this home's pleasant exterior, you'll know that something special awaits you! Having been recently refurbished to amazing standards, once you move past the quaint forecourt frontage, you enter into a tasteful, cosy lounge that enjoys a very special feature fireplace, just perfect for relaxing! The dining kitchen is the perfect place to entertain and cook up a storm. Up on the first floor you'll be amazed at the size of the main bedroom and bedroom number two isn't far behind it! Both bedrooms are serviced by the stylish bathroom suite. Outside to the rear is where things start to get every more impressive with the rear lawned gardens complementing the lifestyle very well indeed. At the foot of the garden sits a hugely useful timber summer house that could easily serve as the perfect home office or perhaps even a gym! Whether you're working from home, working out or just relaxing...the icing on the cake just has to be the timber decked terrace that overlooks the beautiful River Dane!

Locally, the bustling town centre of Congleton is within walking distance, great commuter links are nearby and endless countryside is within easy reach this making this a perfect home for a wide range of buyers!

Call us here at Chris Hamriding Estate Agents to find out more and book yourself that all important viewing!

**Entrance forecourt**

**Lounge 12'7" x 11'1" (3.86 x 3.38)**

**Dining kitchen 12'7" x 12'0" (3.84 x 3.66)**

**Stairs and landing**

**Bedroom one (front) 17'3" x 10'11" (5.28 x 3.35)**

**Bedroom two 10'7" x 9'3" (3.25 x 2.82)**

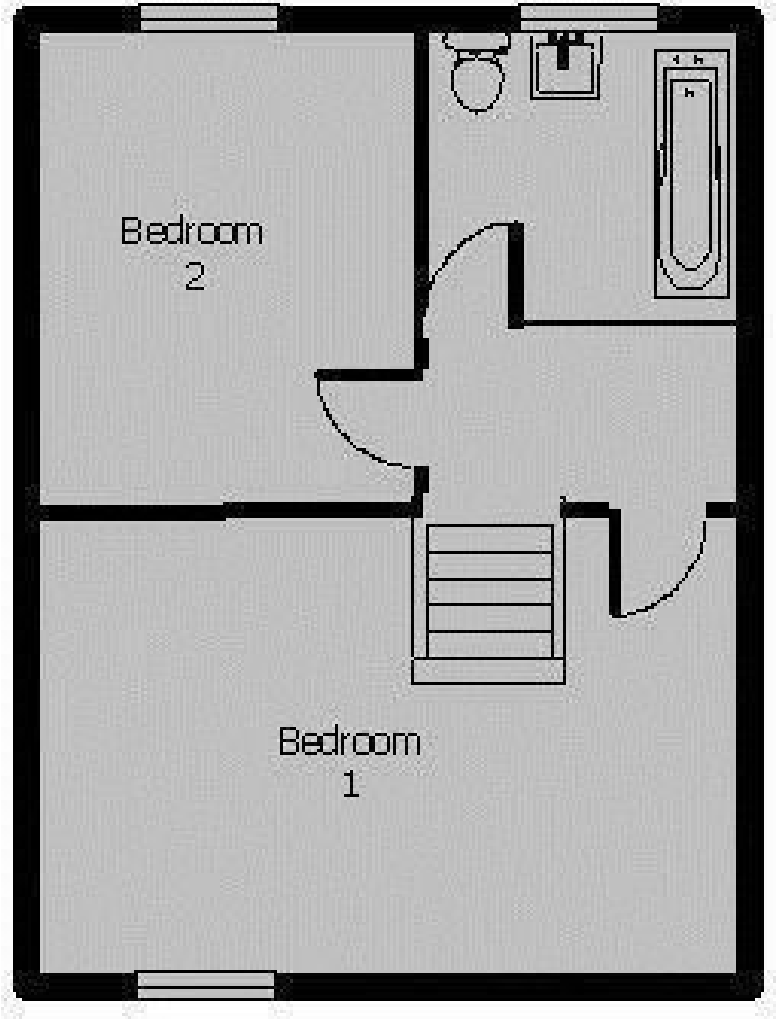
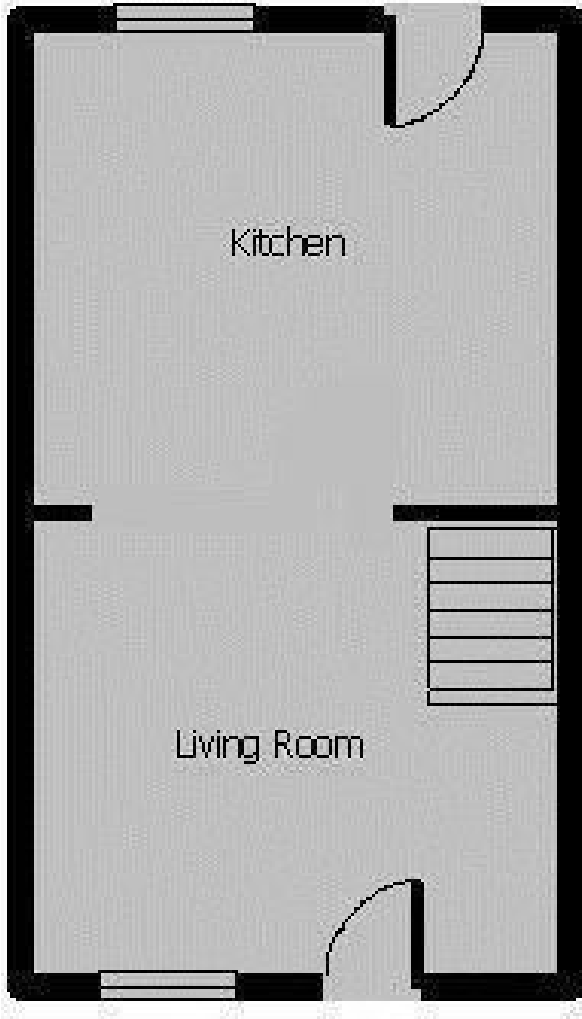
**Stylish bathroom**

**Rear gardens**

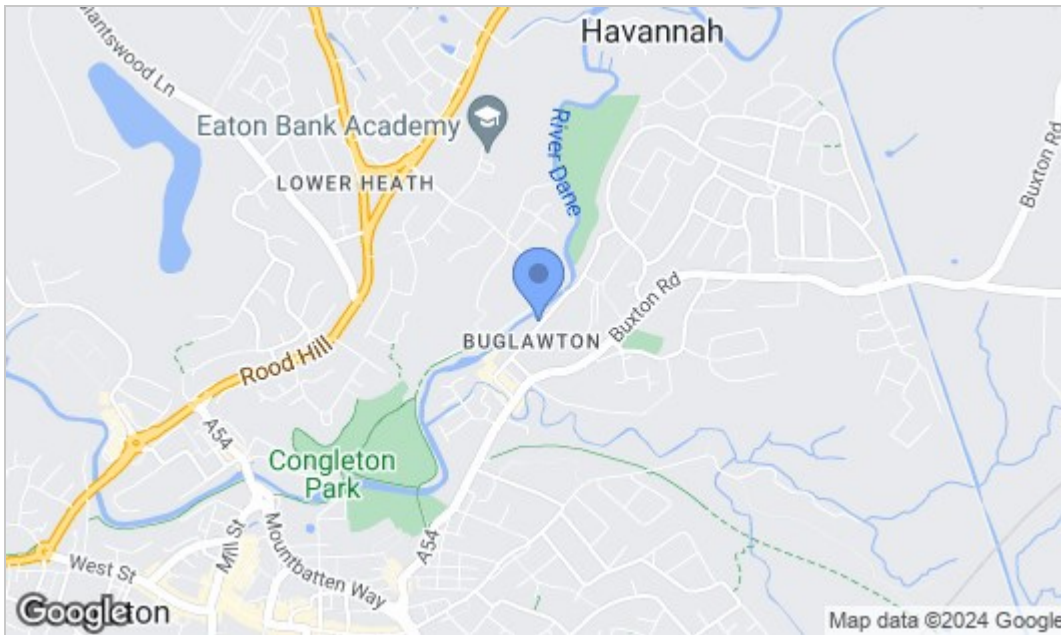
**Summer house/home office/gym**

**Decked balcony overlooking river**

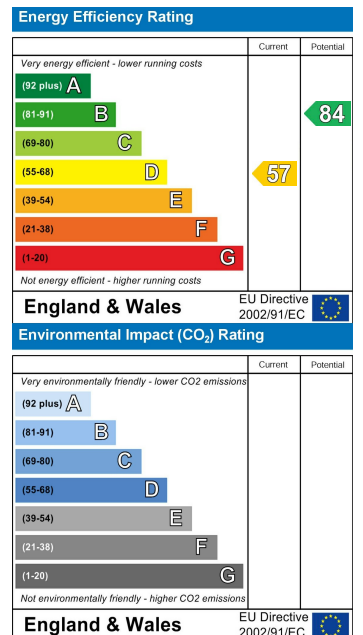
## Floor Plan



## Area Map



## Energy Efficiency Graph



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