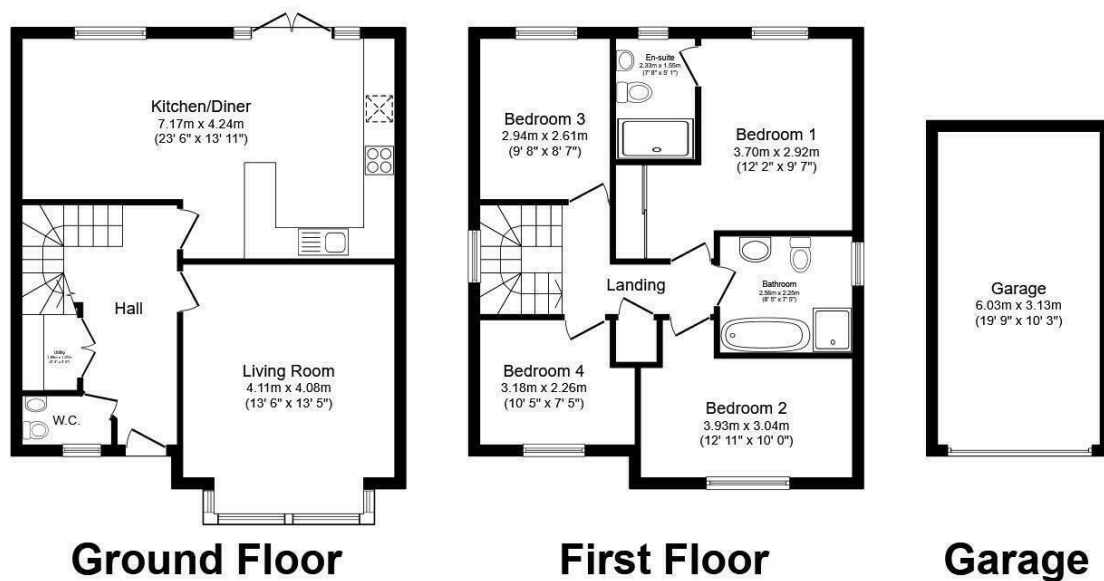




## 8 Armett Close, Congleton, CW12 2QF

Asking Price £420,000

- Spacious Four Bedroom Detached Home
- Master Bedroom With En-suite Shower Facilities
- Detached Garage & Off Road Parking
- EPC Rating B
- On-Trend Open Plan Dining Kitchen With Patio Doors Onto The Garden
- Separate Family Bathroom & Ground Floor Cloakroom
- Local Amenities & Countryside Walk Within Close Proximity
- Lounge Benefitting From Uninterrupted Views Of The Nature Reserve
- Lawned Gardens & Additional Patio Area
- NHBC Guarantee



Total floor area 138.1 sq.m. (1,487 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by [www.focalagent.com](http://www.focalagent.com)

## Directions

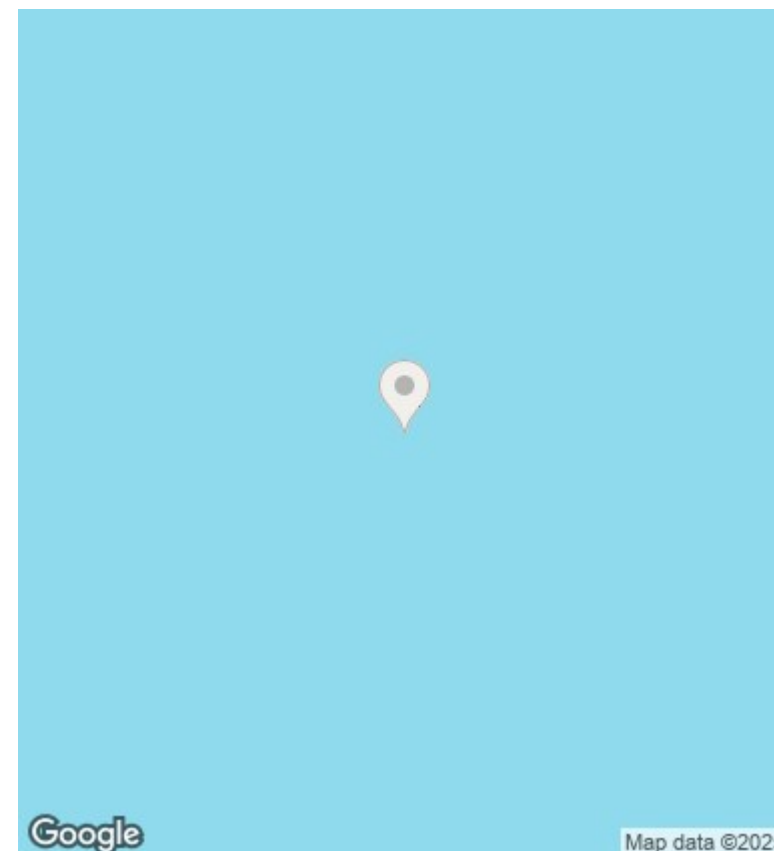
## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

E

## EPC Rating:



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	