

# chris hamriding

lettings & estate agents



## 120 West Road, Congleton, CW12 4EU

**Offers Over £300,000**

This gorgeous home is an absolute credit to the current owners and exudes quality and charm throughout! Take a moment to watch our guided video tour which you will adore!

As you approach the home set at the head of a winding path through gorgeous landscaped gardens you will definitely be smiling all the way to the front door and as you enter into the welcoming entrance hall, this smile is sure to get bigger and bigger! From this grand and bright space you can access both of the large reception rooms, the breakfast kitchen and utility room and shower room...all of which are meticulously well presented and can suit a wide range of buyers needs from the moment you move in. To the first floor are FOUR DOUBLE BEDROOMS and a tasteful family bathroom whilst outside to the rear are fabulous gardens consisting of expansive lawns, great patio areas and stunning views over to Bosley Cloud and beyond!

Just a moments stroll to the town centre will find you amidst the bustling community of Congleton yet a moment in another direction and you will be amongst miles of Cheshire countryside! Great schools, commuting and amenities are assured.

This is a home bursting with character and is thoroughly deserving of an internal viewing for discerning buyers to witness one of the areas best examples of period living so call us here at Chris Hamriding Estate Agents to find out more and book your appointment!

**Reception hall 16'8" x 11'7" (5.1 x 3.55)**

**Lounge/reception room 16'0" x 12'1" (4.9 x 3.7)**

**Dining kitchen 12'1" x 10'11" (3.7 x 3.33)**

**Utility 7'2" x 6'6" (2.2 x 2)**

**Shower room**

**Dining/sitting room 13'9" x 12'5" (4.2 x 3.8)**

**Stairs and landing**

**Bedroom one 14'5" x 13'3" (4.4 x 4.04)**

**Bedroom two 12'5" x 10'2" (3.8 x 3.1)**

**Bedroom three 10'5" x 10'2" (3.2 x 3.1)**

**Bedroom four 10'5" x 9'3" (3.2 x 2.82)**

**Bathroom**

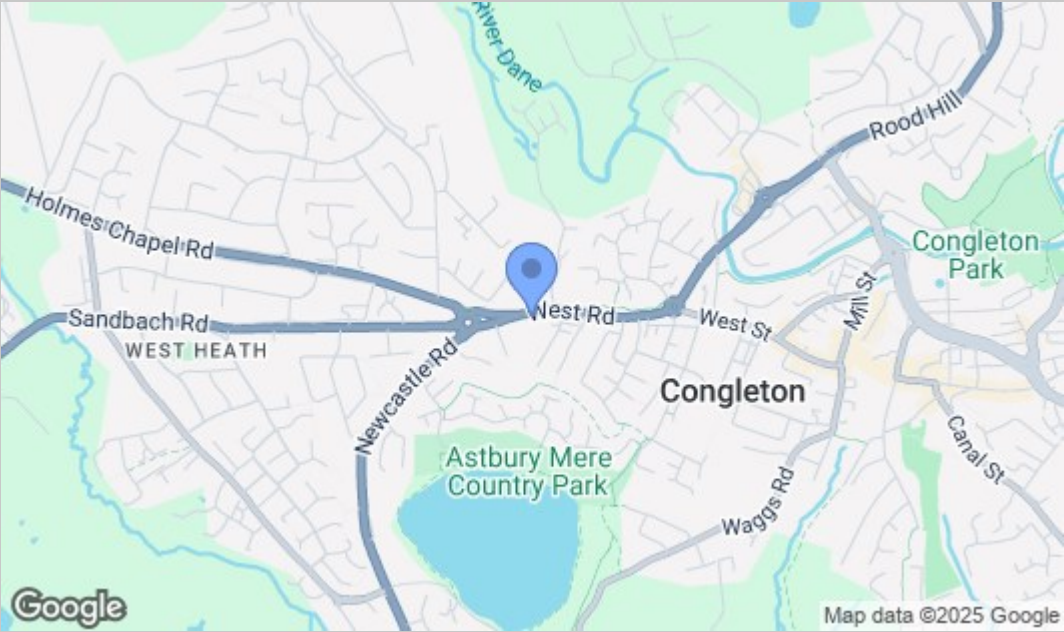
**Extensive gardens to rear**



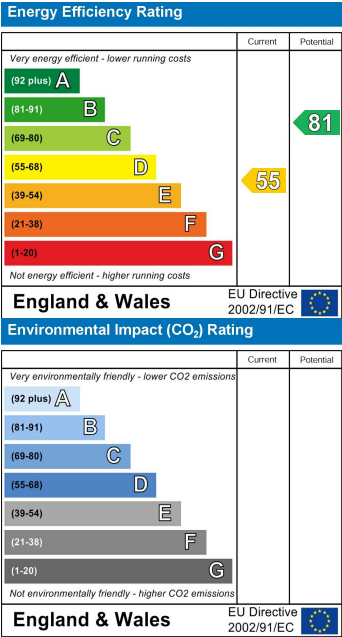
Floor Plan



Area Map



Energy Efficiency Graph



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