



**GASCOIGNE  
HALMAN**

12 ELMWOOD DRIVE, CONGLETON

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THE AREAS LEADING ESTATE AGENT

| £450,000

A stand alone very well presented four bedroom two bathroom detached home with double garage and secure rear garden on a corner plot, not overlooked, situated in a prominent position close to the entrance to the estate, near to the centre of Congleton and Cheshire countryside.

Built in 2021 by Seddon Homes, this property has the remainder of the NHBC warranty. Offered in good decorative order, the spacious accommodation comprises entrance hall with cloakroom WC and understairs storage cupboard ideal for coats and shoes. Generous lounge with dual aspect windows. Modern fully fitted kitchen/dining room with integrated appliances, granite worktops and tiled floor through to a utility room with space for both washer and dryer. Patio doors in the dining area open into the rear garden. Utility room with outside Upstairs there are four double bedrooms, the main bedroom has a built in wardrobe and en-suite, family bathroom.

Externally the driveway provides parking for 2 cars as well as having double garage complete with vehicle charger. Gate access to the side of the property leads to the secure rear garden which is mainly lawn with patio area, perfect for a buyer to create their own sanctuary or ideal for families with younger children.

Situated within walking distance of the local high school and public transport, this property needs to be viewed to be appreciated.

#### DIRECTIONS

CW12 4QY - Elmwood Drive, Congleton

#### LOCATION

Congleton is a thriving market town providing a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network is approximately 8-10 minutes away from junction 17 of the M6, the railway station in Congleton lies on the Manchester to Stoke-on-Trent branch of the West Coast Main Line, while the stations in Holmes Chapel and Sandbach are on the main Crewe to Manchester line providing fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

#### TENURE

Freehold

#### ENERGY PERFORMANCE RATING

EPC rating B

#### LOCAL AUTHORITY

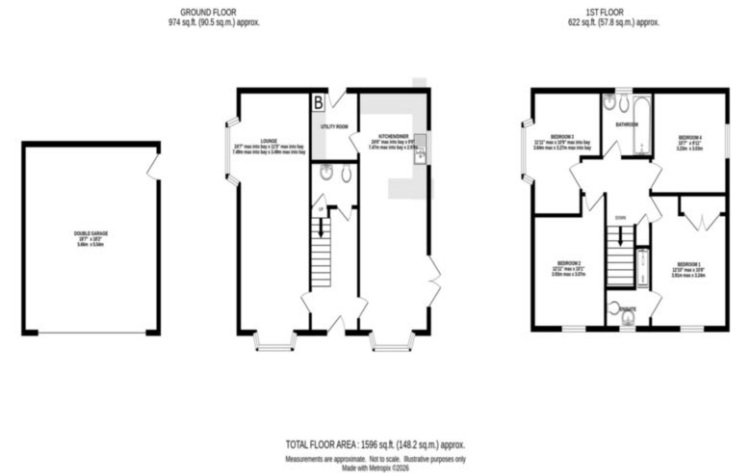
Cheshire East, council tax band E

#### SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and / or inspections.

#### VIEWING

Viewing strictly by appointment through the agent



#### HOLMES CHAPEL OFFICE

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