

# chris hamriding

lettings & estate agents



## 5 Troutbeck Avenue, Congleton, CW12 4JA

### Offers In The Region Of £465,000

Located on the highly regarded Troutbeck Avenue in ever popular 'West Heath', this shining example of a home is an absolute credit to the current owners and is sure to suit even the busiest of families! For the very best way to experience the property, take a look at our video tour then get ready to call us!

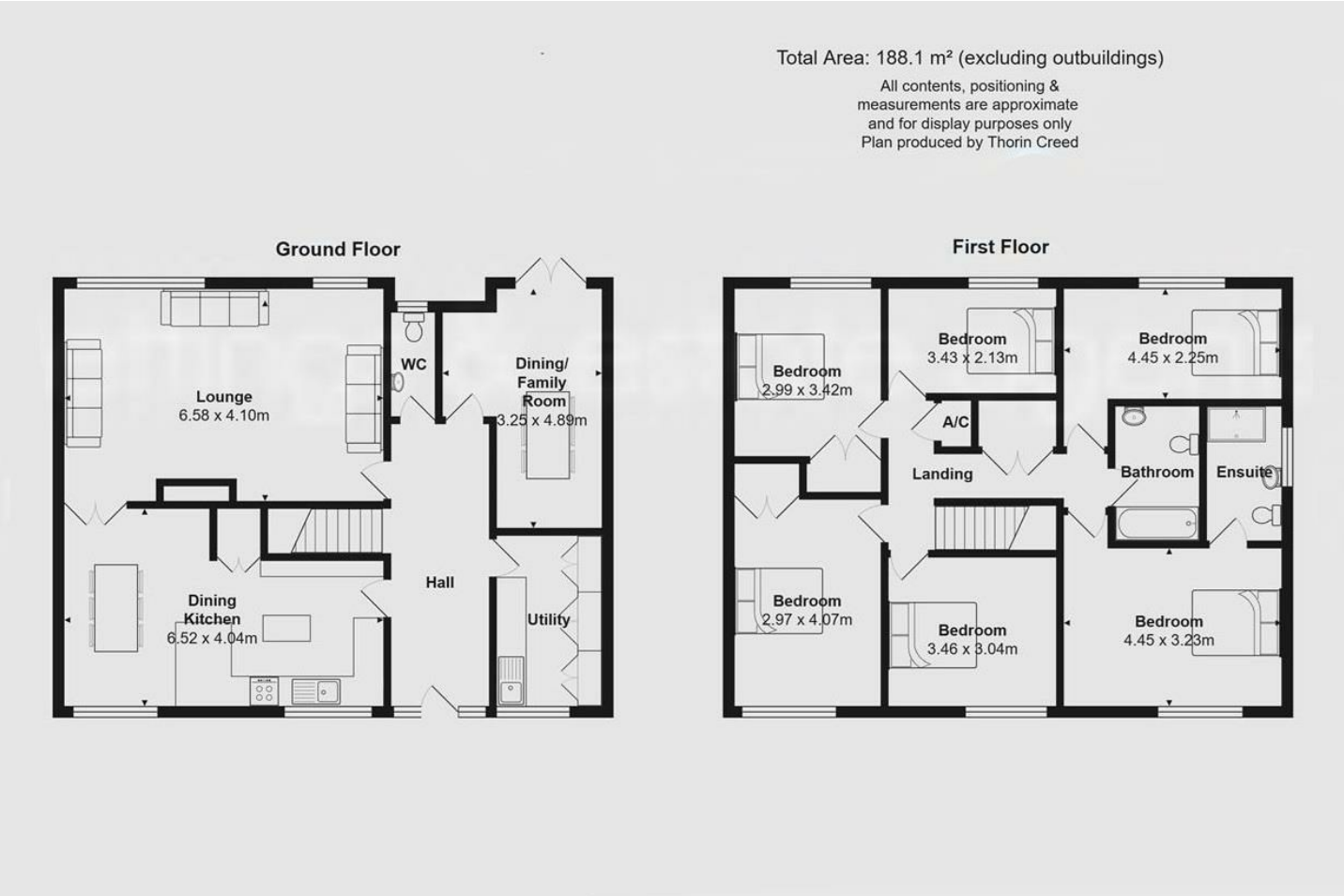
Sit on a generous plot, this impressively extended home enjoys a large driveway that takes you into a welcoming entrance hall. From here you access the vast lounge and show stopping living kitchen, both of which are presented impeccably and offer a lovely family lifestyle for all ages. Complementing the kitchen is a very spacious utility room that's larger than most kitchens! Completing the ground floor is another generous reception room to suit a variety of uses. Up on the first floor the presentation continues across all SIX bedrooms and the two tasteful bathrooms, all of which enjoy great views over this established area and the homes generous lawned gardens. Speaking which, these gardens enjoy lawns, beds, borders and a most useful timber shed/workshop that we know are becoming increasingly more valuable nowadays!

Locally, the property sits in easy walking distance to the highly regarded Quinta Primary School making this an obvious upsize for growing families! Great amenities, leisure facilities and efficient commuter links are also in easy reach and of course, no matter which way you turn, miles of green countryside is never far away!

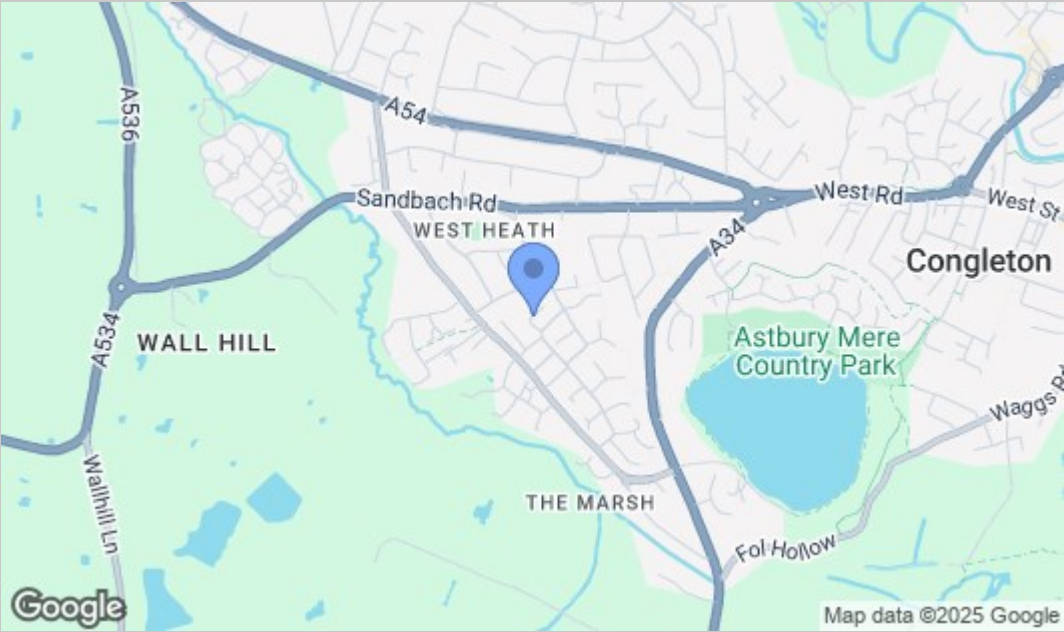
We really cannot talk highly enough of this amazing home so read on to find out more, view our video tour and then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!



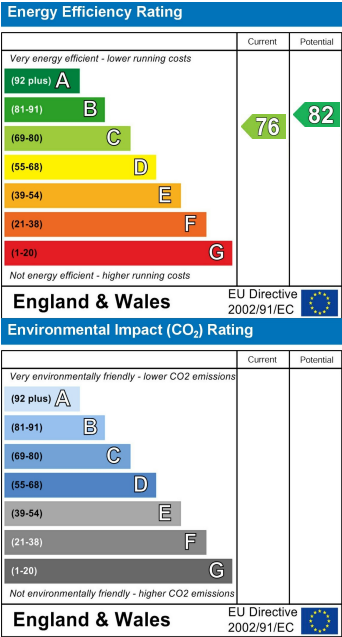
Floor Plan



Area Map



Energy Efficiency Graph



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