

# chris hamriding

lettings & estate agents



## 8 Troutbeck Avenue, Congleton, CW12 4JA

**Offers In The Region Of £425,000**

There's so much to see within this home! We recommend taking a few moments to watch our guided video tour to fully appreciate the brilliant lifestyle on offer....

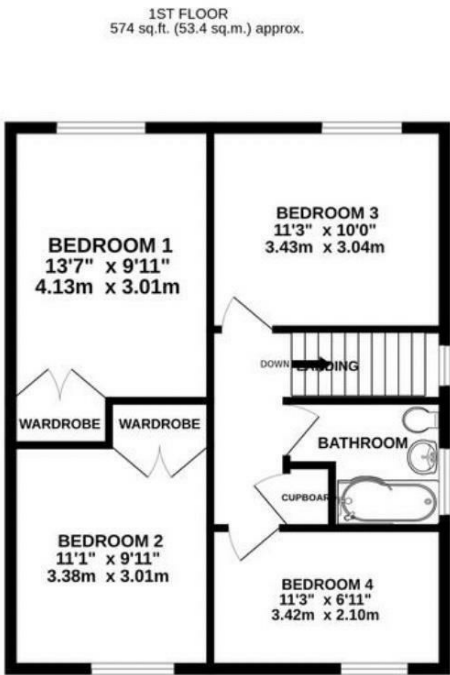
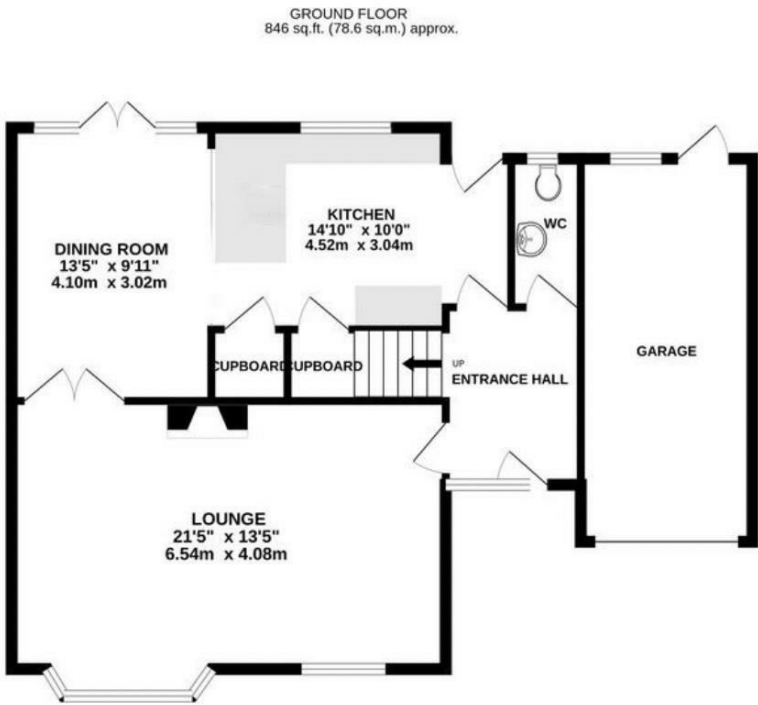
Sit proudly within a very quiet cul de sac in the heart of West Heath in Congleton, this detached property benefits from being wonderfully presented and has served as a happy family home for many years! As you pass over the large garden and driveway you'll head through the front door into a spacious hallway giving access to all the principal rooms as well as stairs to the first floor. Comprising a large lounge and newly installed living kitchen as well as a guest WC, the rooms flow very well across both floors and could suit a wide range of buyers needs. All four double bedrooms enjoy a pleasant view of the garden, or the cul de sac, and the first floor also enjoys a tasteful new bathroom! Outside to the rear is a very nice private garden and patio area that's just perfect for relaxing and entertaining all year round, whilst completing the whole package is a hugely useful garage. Worthy of note also is the newly fitted roof on the main house in recent years.

Locally, excellent schools at primary and secondary level are within walking distance, great shops and facilities are nearby and efficient commuter links are on your doorstep - all in all, this is a fantastic family home so read on to find out more, view our video, photos and floor plan, then call the experts here at Chris Hamriding Estate Agents to book that all important viewing!



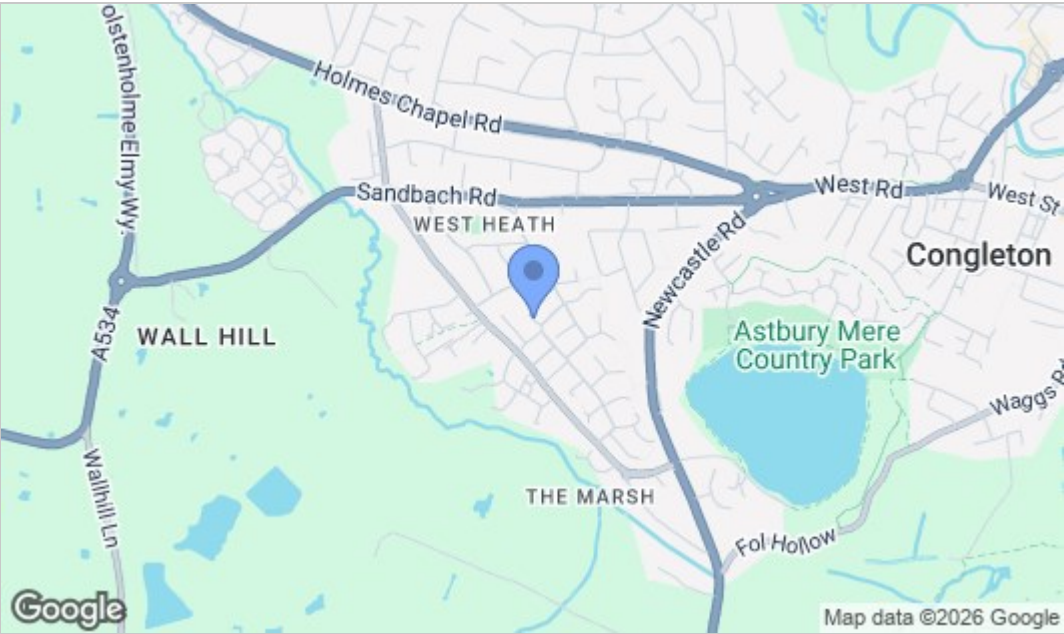


Floor Plan

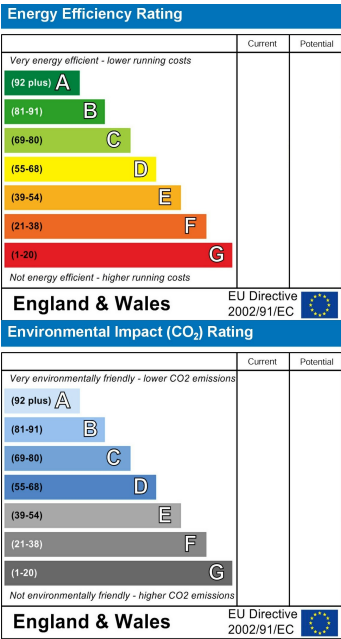


TOTAL FLOOR AREA : 1420 sq.ft. (131.9 sq.m.) approx.

Area Map



Energy Efficiency Graph



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