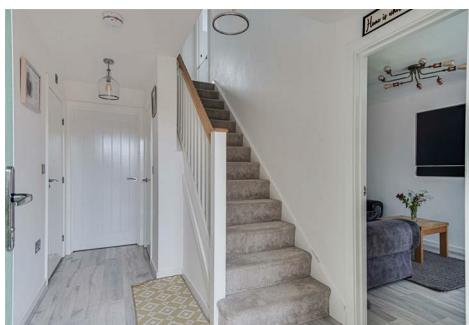


# chrishamriding

lettings & estate agents



**19 Bradshaw Drive, Congleton, CW12 2PU**  
**Offers In The Region Of £350,000**

Located within a highly desirable area, this attractive design of property on the recently built Laurus Homes development is a family sized property that enjoys a beautiful location near great commuter links, and family friendly amenities whilst offering plenty of excellently presented accommodation throughout! Aside from the spacious bedrooms and two luxury bathrooms, of particular note is the fantastic dining kitchen that enjoys access into the gardens and a stylish finish, just ideal for modern family life. There's also a wonderful lounge with recently added media wall. Outside the home the driveway leading to the garage is most useful and the aforementioned gardens of the property are the perfect place to relax!

The home is a just a short stroll to nearby schools, shops and amenities whilst also being well positioned for efficient commuter links. Being sat on the outskirts of the town centre means you are literally surrounded by some of Cheshire's finest countryside so what are you waiting for?! Read on to find out more, view our floor plan and photos then call us here at Chris Hamriding Estate Agents to book yourself that all important viewing!



## Floor Plan

09:47 Mon 3 Feb

### Bradshaw Drive, Congleton, CW12

92%



Approximate Area = 1296 sq ft / 120.4 sq m

Garage = 185 sq ft / 17.1 sq m

Total = 1481 sq ft / 137.5 sq m

For identification only - Not to scale

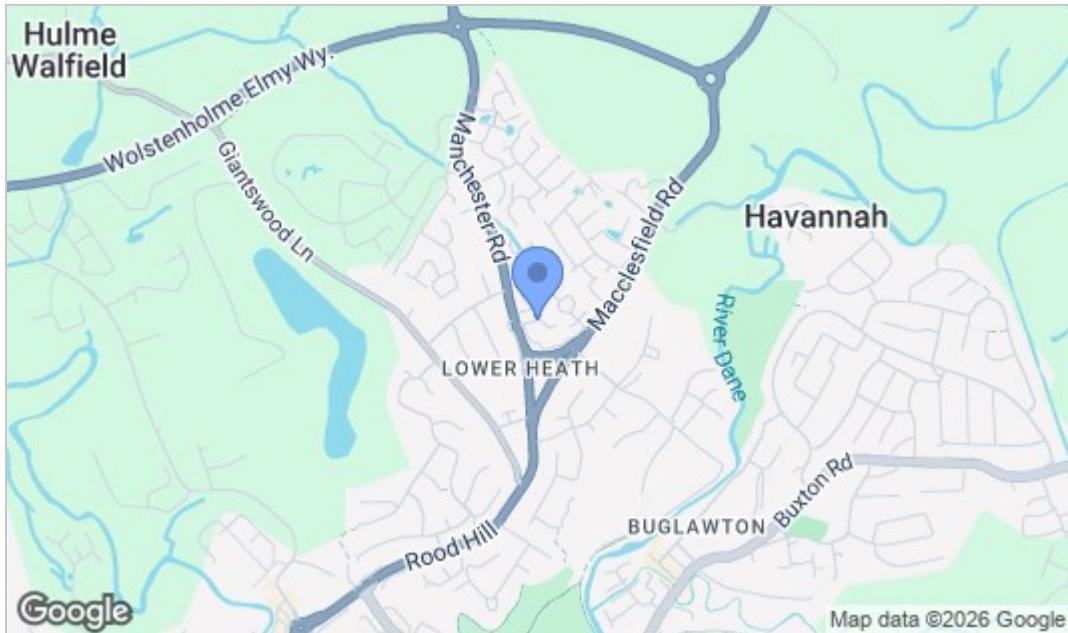


Certified  
Property  
Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicher.com 2024.

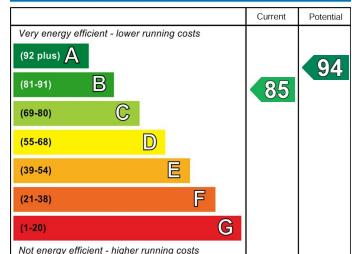
Produced for L&C

## Area Map



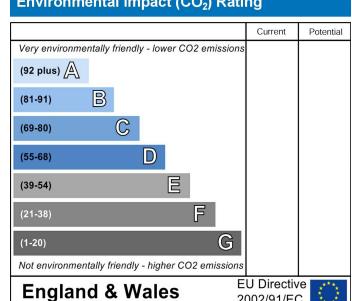
## Energy Efficiency Graph

### Energy Efficiency Rating



England & Wales

Environmental Impact (CO<sub>2</sub>) Rating



NOTICE Chris Hamriding Lettings & Estate Agents for themselves and for the vendor or lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract, (ii), all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, (iii) no person in the employment of Chris Hamriding Lettings & Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.



9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk  
 congleton@chrishamriding.co.uk lettings@chrishamriding.co.uk

