

# chris hamriding

lettings & estate agents



## 4 Arnside Avenue, Congleton, CW12 4HY

**Fixed Asking Price £305,000**

Offered for sale with NO ONWARD CHAIN and sitting proudly within a very quiet area in the heart of West Heath Congleton, this property has served as a very happy home for many years and the time has come for new owners to come along and make their mark to enjoy the lifestyle for many more years! As you pass over the driveway and head through the front door you are welcomed by a spacious hallway giving access to the lounge which is a fabulous room and enjoys a pleasant bay window. Behind the lounge sits another reception room flowing into a conservatory. The breakfast kitchen on the rear is well equipped with pleasant garden views and enjoys a separate utility area to the side. Upstairs are three fantastically proportioned bedrooms and a family bathroom. All the bedrooms enjoy a pleasant view of the garden or the established street scene. Outside to the rear is a very nice garden and patio area that's just perfect for relaxing and entertaining all year round whilst completing the whole package is the drive and gardens to the front along with a hugely useful garage!

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!

## **Entrance hall**

**Lounge 13'10" x 14'8" (4.23 x 4.48)**

**Kitchen 11'11" x 8'3" (3.64 x 2.53)**

## **Utility**

**Dining room 9'10" x 8'10" (3.02 x 2.71)**

**Conservatory 11'6" x 6'6" (3.53 x 2.00)**

## **Stairs and landing**

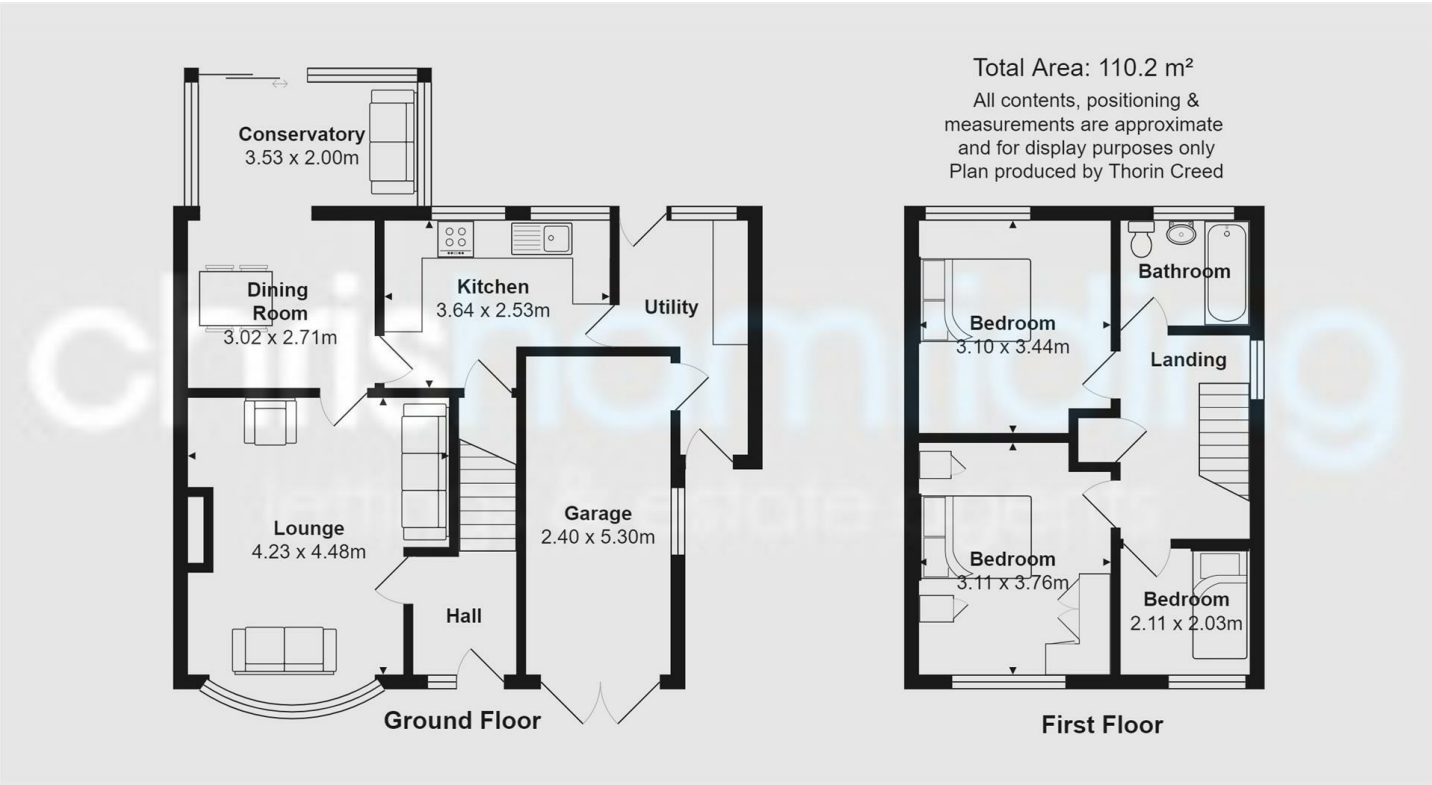
**Bedroom one 10'2" x 12'4" (3.11 x 3.76)**

**Bedroom two 10'2" x 11'3" (3.10 x 3.44)**

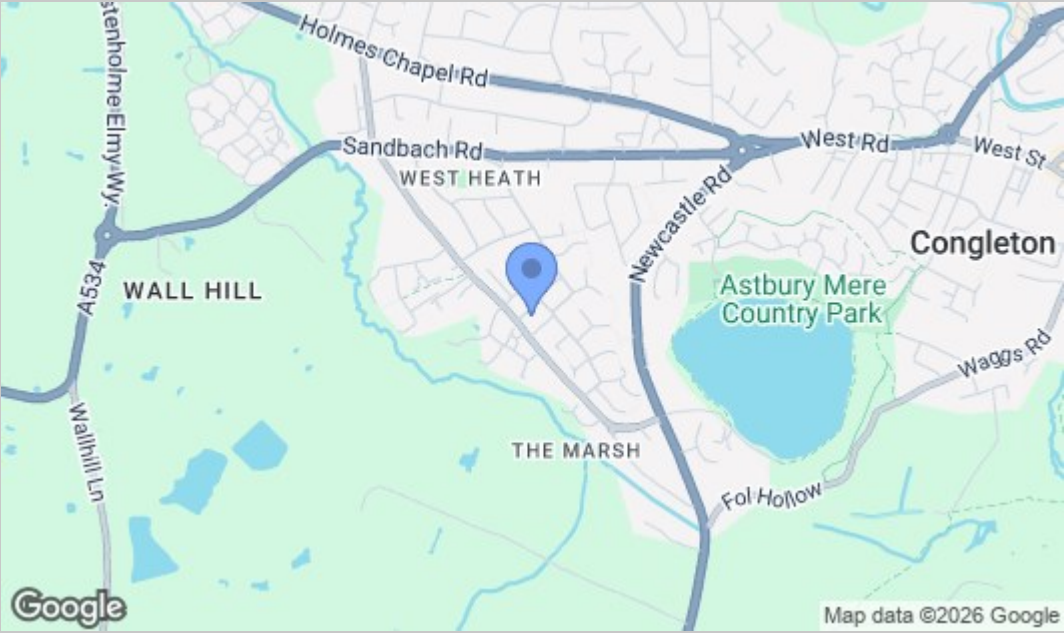
**Bedroom three 6'11" x 6'7" (2.11 x 2.03)**

## **Bathroom**

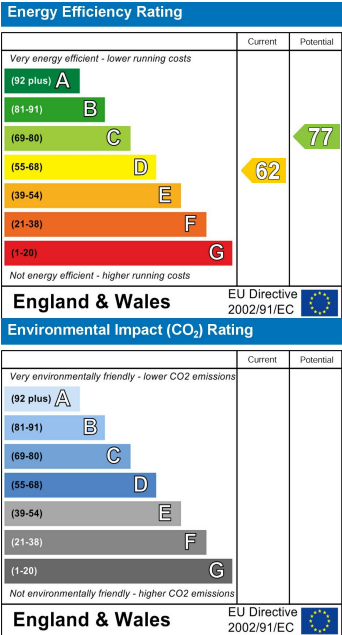
Floor Plan



Area Map



Energy Efficiency Graph



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