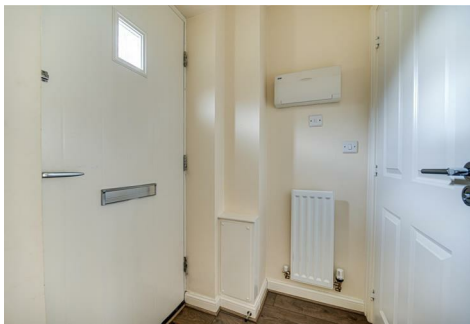


# chris hamriding

lettings & estate agents



## 120 Bath Vale, Congleton, CW12 2HY

### Offers In The Region Of £239,000

An attractive home both inside and out, this town house exudes kerb appeal and has been exceptionally maintained by the current owner. Located within the beautiful location of 'Bath Vale', the area is surrounded by leafy woodland and views are sure to change with every season. Inside the home you are welcomed into a useful entrance porch/hall that leads to a handy guest W/C and into the main living spaces. The lounge is a peaceful and generous place to relax offering high quality flooring, a tasteful scheme of decoration and a window enjoying a most pleasant and interesting view of the surrounding neighbourhood. The dining kitchen to the rear is stylish and spacious offering a lovely place to prepare meals, entertain and relax whilst overlooking the gardens. Up on the first floor are three well proportioned bedrooms all accessed off a galleried landing. The master bedroom enjoys an en suite whilst the remaining rooms are serviced by a sparkling family bathroom. Accessed from pleasant double doors in the aforementioned dining kitchen, the rear garden is a joy to spend time in and has a pleasant lawned area with pathway and gated access to rear...the perfect spot to enjoy the surrounding tranquility!

The location of this home is stunning, tucked away on the edge of both town and country, miles of rural scenery await you whilst great commuter links are nearby via both road and rail. The bustling town centre of Congleton is within easy reach on foot and good schools at both primary and secondary level are easily accessed thus making this a perfect home for a wide range of buyers!

Read on to find out more, view our video, floor plan and photos then call us here at Chris Hamriding Estate Agents to book yourself that all impo

Entrance hall

Ground floor WC

Lounge 17'10" x 10'3" (5.46 x 3.13)

Dining kitchen 13'10" x 9'5" (4.22 x 2.88)

First floor landing

Bedroom one 10'3" x 8'9" (3.14 x 2.69)

Master en suite

Bedroom two 11'3" x 7'8" (3.43 x 2.34)

Bedroom three 10'6" x 5'10" (3.22 x 1.8)

Family bathroom

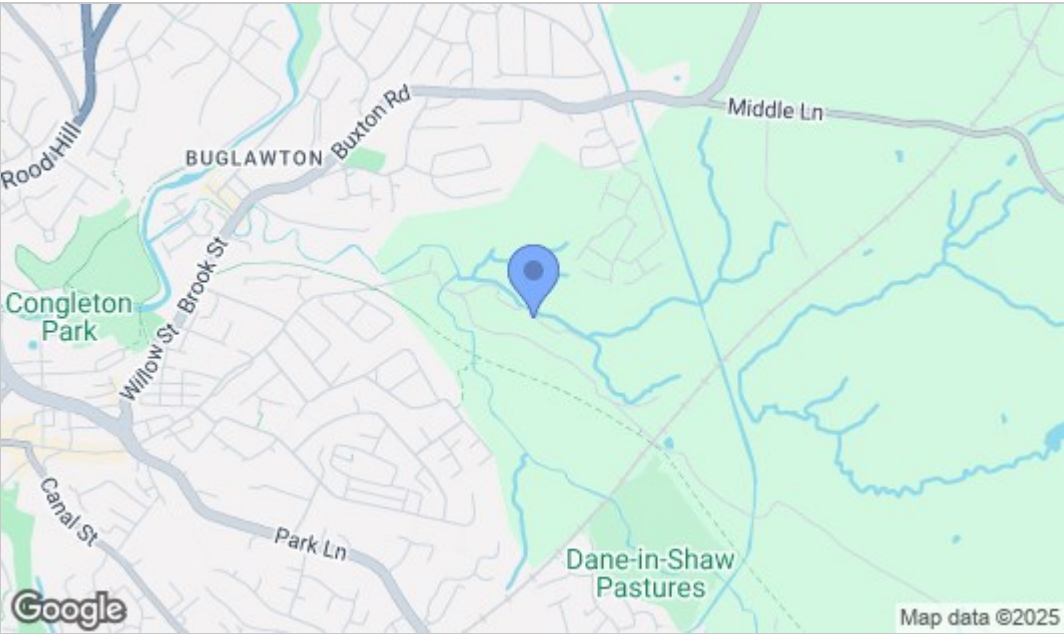
Two allocated parking spaces

Gardens to rear

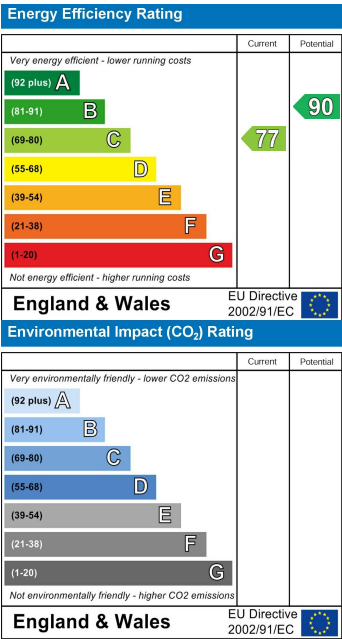
Floor Plan



Area Map



Energy Efficiency Graph



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