

chris hamriding

lettings & estate agents



117 Kestrel Close, Congleton, CW12 3QX

Offers In The Region Of £300,000

Watch our video tour of this gorgeous semi detached home that we're sure you'll love!

Located in an exclusive residential area and recently constructed by highly reputable builders 'Seddon Homes', this attractive property sits close to a pleasant green area. And loads of countryside! Inside the property the well proportioned rooms flow effortlessly across both floors, and are stunningly presented. The lifestyle could suit a wide range of buyers and the comfortable living space lends itself to entertaining and relaxing in equal measure! Outside the home to the front is a very useful driveway for at least two cars and a well kept front garden whilst the rear enjoys a beautiful and most spacious landscaped garden that we feel adds huge value. The current owners have worked hard to make the outside space as welcoming and as usable as possible.

A short walk from the property in question and you will find yourself amidst miles of gorgeous countryside just as easily as you'll arrive at the local village shops or the bustling town centre of Congleton. The useful train station is also within walking distance thus making this home ideal for the commuter.

We are confident this will prove very popular with discerning buyers looking for their dream home so read on to find out more, view our video, photos and floor plan then call the Congleton property experts here at Chris Hamriding Estate Agents to book that all important viewing!

Ground floor



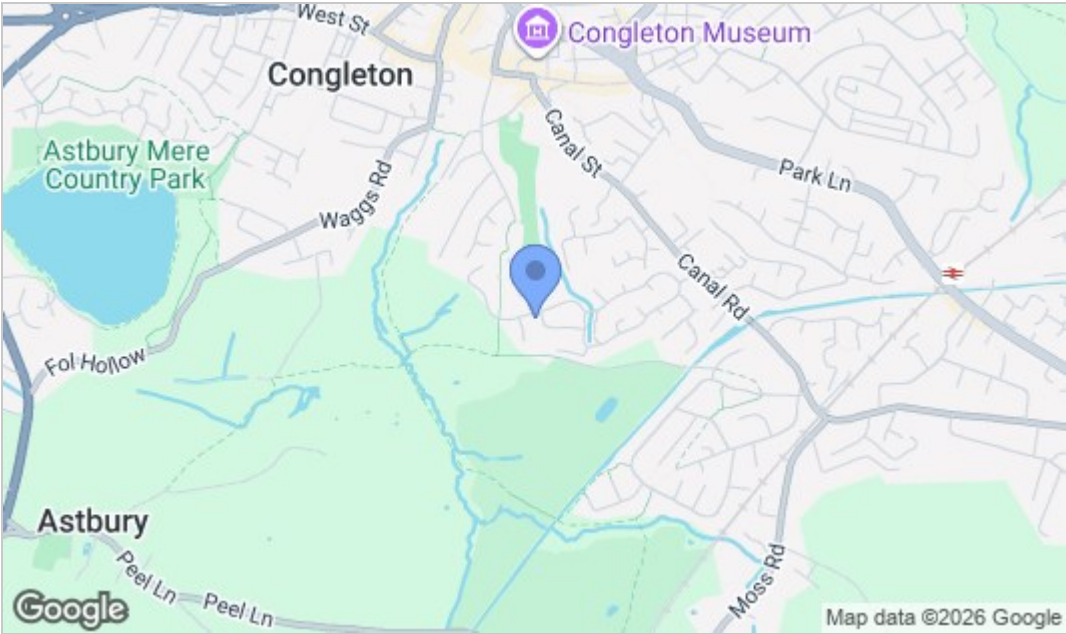
First floor



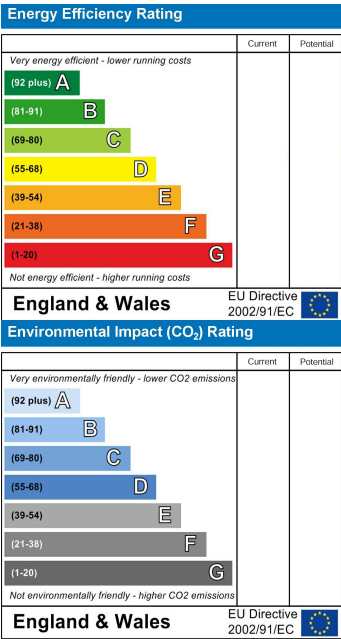
Lounge	13'8" x 12'3"
Kitchen/Dining	12'8" x 10'3"
Utility	4'2" x 5'3"
WC	4'2" x 4'8"

Master Bedroom	10'0" x 12'5"
Bedroom 2	10'0" x 10'0"
Bedroom 3	6'11" x 6'1"
Bathroom	6'11" x 6'6"

Area Map



Energy Efficiency Graph



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 of 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.