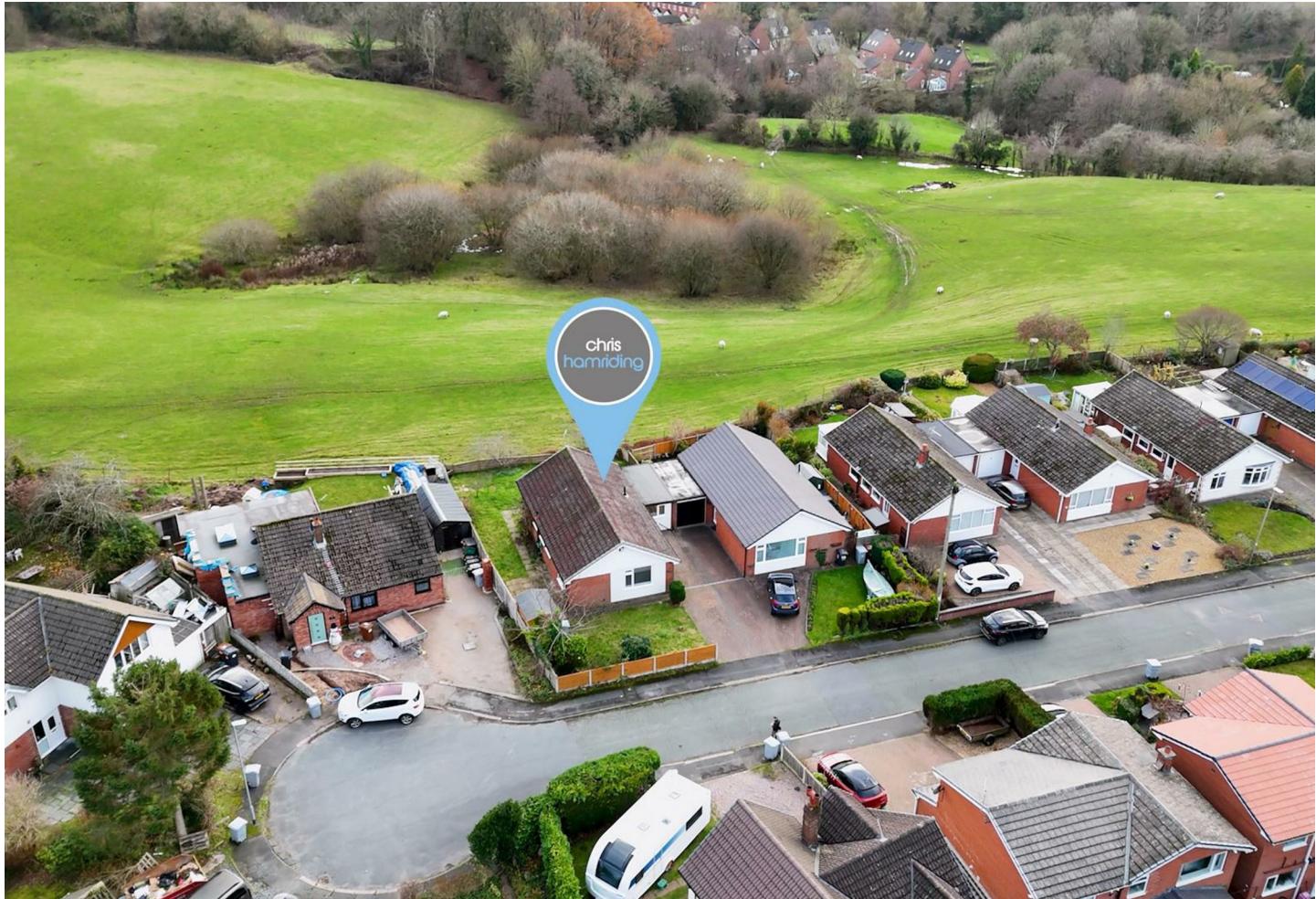


# chrishamriding

## lettings & estate agents



### 38 Beatty Drive, Congleton, CW12 2ER

#### Offers In The Region Of £325,000

Offered for sale with NO ONWARD CHAIN, this property has been FULLY REFURBISHED to create an easy lifestyle from the moment you step through the door! With new electrics, plumbing, decoration, flooring and much much more, the house exudes a fresh and clean style that is sure to suit a number of lifestyles.

Located in a peaceful and sought after area, the property in question backs onto miles of uninterrupted countryside where you are sure to see the occasional sheep coming up to your fence to say hello!!

At the front, the generous driveway gives access to the brand new front door and you then arrive into an entrance hall that leads to a bright and spacious lounge just perfect for relaxing with county views! Next up is the tasteful kitchen which is the perfect place to cook up a storm with its array of appliance and storage options. The remainder of the home comprises three generous bedrooms and an impressive two luxury bathrooms.

The rear garden is a pleasant lawn and side garden that are perfect for soaking up the peaceful views.

Locally, the bustling town centre of Congleton is within walking distance, great commuter links are nearby and endless countryside is within easy reach this making this a perfect home for a wide range of buyers!

Call us here at Chris Hamriding Estate Agents to find out more and book yourself that all important viewing!

## **Entrance hall**

**Rear lounge 20'5" x 12'2"bmax (6.24 x 3.72bmax)**

**Kitchen 15'5" x 7'6" (4.71 x 2.31)**

**Bedroom 1 16'10" x 8'6" (5.15 x 2.61)**

**En suite 8'4" x 4'7" (2.56 x 1.41)**

**Bedroom 2 11'7" x 7'5" (3.54 x 2.28)**

**Bedroom 3 10'2" x 8'5" (3.11 x 2.58)**

**Bathroom 6'6" x 6'2" (2 x 1.89)**

**Front drive and garden**

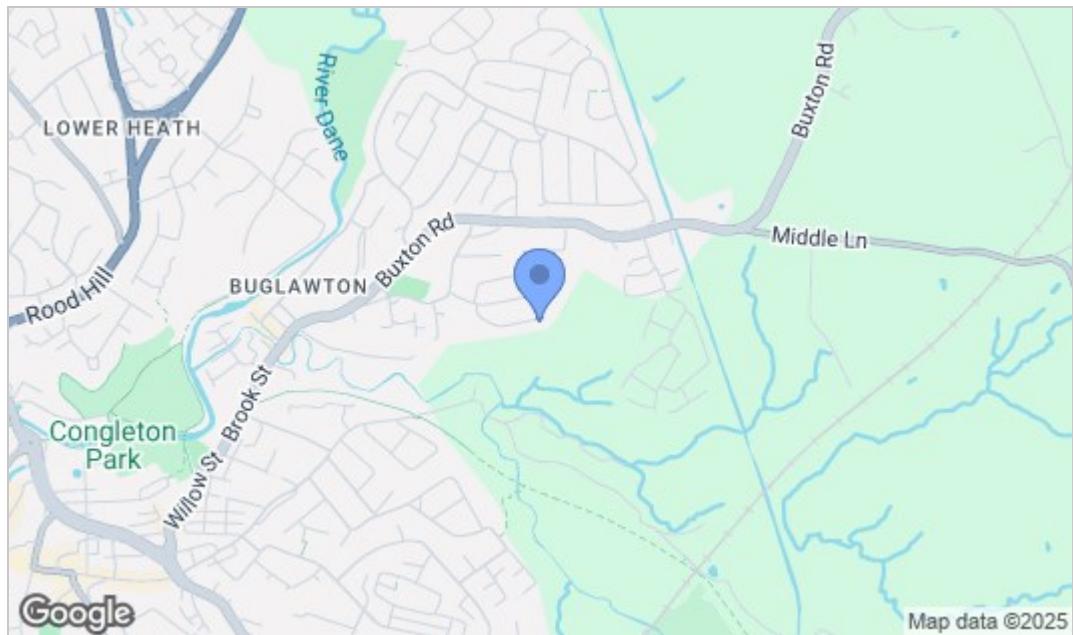
**Rear garden**

## Floor Plan

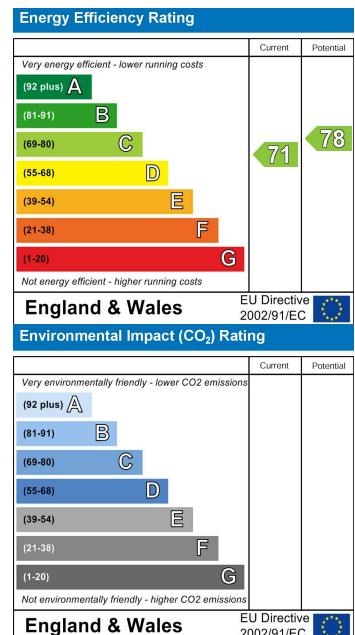


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas, rooms, rooms, etc. are approximate and taken as a guide only. No responsibility is taken for any omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

## Area Map



## Energy Efficiency Graph



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