



## 4 Wagg Street

Congleton, Cheshire CW12 4BA

Selling Price: £150,000

- SPACIOUS 2/3 BEDROOM TERRACE COTTAGE
- MODERN KITCHEN & SHOWER ROOM
- PVCu DOUBLE GLAZING THROUGHOUT
- ENCLOSED WALLED YARD
- WALKING DISTANCE OF THE TOWN CENTRE
- NO CHAIN



## FOR SALE BY PRIVATE TREATY (Subject to contract)

\*\*\*NO ONWARD CHAIN\*\*\*

2/3 BEDROOMS\*\*\*MODERN KITCHEN AND SHOWER ROOM. \*\*\*POPULAR LOCATION WITHIN EASY WALKING DISTANCE TO THE TOWN CENTRE, CONGLETON PARK AND LEISURE CENTRE\*\*\*

A traditional cottage having been much improved in recent years with the addition of PVCu double glazing throughout, and a smart shower room and modern kitchen to the ground floor. The first floor offers TWO DOUBLE BEDROOMS with a third bedroom/office/nursery found off the rear bedroom.

Outside and to the rear, is an enclosed courtyard, a super outside space, perfect for alfresco entertaining.

The property occupies an excellent and convenient location close to the centre of town with it's shops, bars and restaurants as well as being only a short walk to Congleton Park and Railway Station. Literally within a 'stones' throw' of the town centre and its shops, bars and restaurants. The "award winning" Congleton Park is found close by which is a majestic place, with children's play areas, playing fields and the eclectic bar/restaurant "Stock at The Pavilion", which offers a mix of casual and quirky, vintage and modern. Congleton Railway Station is found at the top of Park Lane, providing links to national

rail networks and frequent expresses to London. The town centre boasts a Marks and Spencer Simply Food, Tesco, butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists. With Congleton being so central means the M6 motorway and main arterial routes to Manchester Airport are easily accessible by road.

### The accommodation briefly comprises

(all dimensions are approximate)

**FRONT ENTRANCE** : Wood effect composite panelled door with double glazed upper panel.

**LOUNGE 12' 0" x 12' 0" (3.65m x 3.65m)**: PVCu double glazed window to front aspect. Telephone point. 13 Amp power points. Wall mounted electric storage heater.

**DINING ROOM 11' 11" x 11' 11" (3.63m x 3.63m)**: PVCu double glazed window to rear aspect. Wall mounted electric storage heater. Fitted electric pebble effect fire with plain modern fire surround and hearth. 13 Amp power points. Television aerial point. Understairs store cupboard. Stairs to first floor.

**KITCHEN 8' 10" x 5' 11" (2.69m x 1.80m)**: PVCu double glazed window to side aspect. Range of modern hi-gloss fronted eye level and base units in cream with light oak effect preparation surfaces over with stainless steel single drainer sink inset. Built-in 4-Ring electric hob with matching oven/grill below and stainless steel extractor canopy over. Space and plumbing for washing machine. Space for fridge. Glazed white tiles to splashbacks. PVCu double glazed door to rear. Door to shower room.

**SHOWER ROOM 7' 9" x 5' 1" (2.36m x 1.55m)**: PVCu double glazed window to side aspect. White suite comprising: Low level W.C., wash hand basin with cupboard below and walk in shower cubicle housing Triton electric shower.



Stairs to First Floor Landing :

**BEDROOM 1 FRONT 12' 0" x 12' 0" (3.65m x 3.65m):** PVCu double glazed window to front aspect. Wall mounted electric heater. Feature fireplace set in tiled hearth and mantelpiece. Two fitted storage cupboards.

**BEDROOM 2 REAR 12' 0" x 12' 0" (3.65m x 3.65m):** PVCu double glazed window to rear aspect. Wall mounted electric heater. Feature fireplace set in tiled hearth and mantelpiece. Small walk-in wardrobe. Access to:

**BOX ROOM / BEDROOM 3 9' 1" x 6' 0" (2.77m x 1.83m):** PVCu double glazed window to rear aspect. 13 Amp power points. Wall mounted electric heater.

**OUTSIDE REAR :** Macclesfield stone paved walled yard. Gated access to shared guinnel leading to Wagg Street.

**TENURE :** Freehold (subject to solicitor's verification).

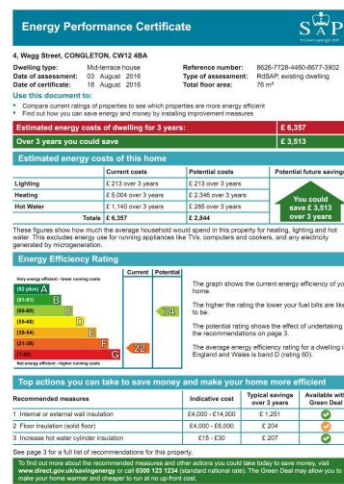
**SERVICES :** Electricity, water and drainage are connected.

**VIEWING :** Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** B

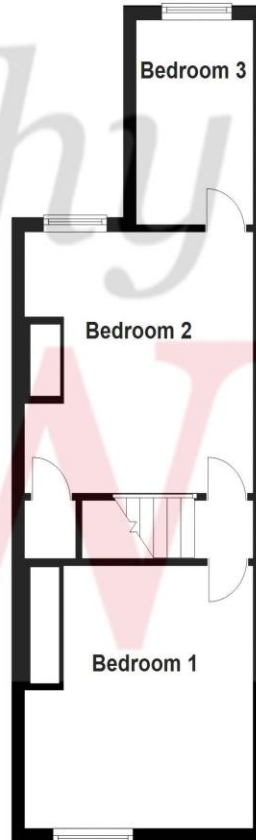
**DIRECTIONS:** SATNAV: CW12 4BA



### Ground Floor



### First Floor



Total area: approx. 75.7 sq. metres (815.2 sq. feet)

All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents.  
Plan produced using PlanUp.

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