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93 Waggs Road
Congleton, Cheshire CW12 4BT

Selling Price: £290,000

- SPACIOUS FOUR BEDROOM SEMI-DETACHED RESIDENCE WITH NO CHAIN
- FITTED DINING KITCHEN
- LOUNGE, SITTING ROOM & CONSERVATORY
- SHOWER ROOM, FAMILY BATHROOM & EN-SUITE TO MASTER BEDROOM
- PVCu DOUBLE GLAZING & GAS CENTRAL HEATING
- REQUIRES MODERNISATION - OPPORTUNITY TO CREATE YOUR DREAM HOME
- DRIVEWAY PROVIDING PARKING, INTEGRAL GARAGE & ENCLOSED REAR GARDEN
- ELEVATED POSITION CLOSE TO ASTBURY MERE & TOWN CENTRE

Spacious Four-Bedroom Home with Elevated Views - Your Modern Masterpiece Awaits!

Set back from the road and enjoying **outstanding elevated views**, this interesting and extended four-bedroom semi-detached residence offers a significant opportunity for those seeking a project to create their perfect family home.

Situated a short distance from Congleton town centre and within easy reach of Astbury Mere Country Park and a local primary school, the location is highly desirable.

Internally, the property boasts **deceptively spacious accommodation** across two floors. The current layout includes a hall, lounge, separate sitting room, a large conservatory, a dining kitchen, and a convenient ground-floor shower room.

Upstairs, you'll find four bedrooms, including a master with an en suite, and a family bathroom – all offering a fantastic foundation for your modernisation plans.

While the property benefits from gas central heating (combi boiler) and PVCu double glazing, it now requires modernisation throughout, providing a **unique chance to personalize every aspect** to your own taste and style.

Outside, a block-paved driveway leads to private parking and lawned front gardens. The attached



integral garage, with its electric door, adds practicality. The enclosed rear garden, with its lawn and patio offers a private outdoor space ready for your landscaping ideas.

This is a **rare chance to acquire a substantial property with exceptional views** in a sought-after location and fully tailor it to your own requirements.

Don't miss this opportunity to create your dream family home.

The accommodation briefly comprises
(all dimensions are approximate)

FRONT ENTRANCE : Timber panelled and glazed door to:

PORCH : Door to:

HALL : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

SITTING ROOM 3.84m (12ft 7in) x 3.66m (12ft 0in) : PVCu double glazed bay window to front aspect. Picture rail. Double panel central heating radiator. 13 Amp power points. Television aerial point. Marble effect feature fireplace.

LOUNGE 16' 0" x 10' 11" (4.87m x 3.32m) : Picture rail. Two wall light points. Double panel central heating radiator. 13 Amp power points. Television aerial point. Brick built feature fireplace. Double doors to:

L-SHAPED CONSERVATORY 22' 6" x 9' 0" (6.85m x 2.74m) extending to 12'6 " (3.81m) : Brick built base with PVCu double glazed upper panels and triple polycarbonate roof over. Double panel central heating radiator. 13 Amp power points. Laminate effect floor as laid. Door to integral garage. PVCu double glazed French doors to rear garden.



DINING KITCHEN 7.7m (25ft 3in) x 3.66m (12ft 0in) :

Kitchen Area 12' 0" x 11' 7" (3.65m x 3.53m) : PVCu double glazed window to rear aspect. Range of light oak fronted eye level and base units having natural granite preparation surfaces over with single drainer sink unit inset. Built-in 4-ring halogen hob with stainless steel extractor canopy hood over. Built-in double electric oven and grill. Integrated fridge and freezer. Integrated dishwasher. Integrated washing machine. Stone effect tiles to splashbacks. 13 Amp power points. Ceramic tiled floor.

Dining area 3.66m (12ft 0in) x 3.28m (10ft 9in) : Plate rail. Single panel central heating radiator. 13 Amp power points. Ceramic tiled floor. Understairs pantry.

SHOWER ROOM 6' 0" x 5' 0" (1.83m x 1.52m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Suite comprising: low level w.c., contemporary style wash hand basin and corner shower cubicle housing mains fed shower. Mosaic effect tiles to splashbacks. Chrome centrally heated towel radiator. Ceramic tiled floor.

First floor :

LANDING : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. PVCu double glazed door to veranda.

BEDROOM 1 FRONT 3.78m (12ft 5in) x 3.58m (11ft 9in) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. Fitted bedroom furniture.

En Suite 12' 4" x 5' 0" (3.76m x 1.52m) : PVCu double glazed window to rear aspect. Suite comprising: low level w.c., wash hand basin set in vanity unit with double cupboard below, and separate corner shower cubicle housing electric shower. Single panel central heating radiator.

BEDROOM 2 REAR 3.35m (11ft 0in) x 3.15m (10ft 4in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.



BEDROOM 3 FRONT 3.96m (13ft 0in) x 3.05m (10ft 0in) to bay : PVCu double glazed bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Fitted bedroom furniture.

BEDROOM 4 REAR 2.44m (8ft 0in) x 2.21m (7ft 3in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 8' 0" x 4' 5" (2.44m x 1.35m) : PVCu double glazed window to rear aspect. Suite comprising: low level w.c., wash hand basin set in vanity unit with double cupboard below. and panelled bath with electric shower over. Single panel central heating radiator.

Outside :

FRONT : Block paved sloping driveway providing off-road parking for a number of vehicles terminating at the attached garage and car port. Established gardens with lawns and well stocked flower borders.

INTEGRAL GARAGE 5.84m (19ft 2in) x 3.89m (12ft 9in) internal measurements : Electrically operated up and over door. Power and light. Wall mounted Baxi combi boiler.

REAR : Established lawned garden with well stocked flower borders and small paved patio area. Access to front via one side.

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

SERVICES : All mains services are connected.

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV CW12 4BT

