



44 Waggs Road, Congleton, CW12 4BT

Offers In The Region Of £295,000

Take some time to view our video tour of this wonderfully spacious home in an established location!

This large semi detached home is just ready and waiting for new owners to come and enjoy the very well proportioned and tastefully presented accommodation on offer! Located just a few moments stroll into the historic town centre of Congleton, the property sits on a generous plot made up of a long tarmac driveway along with pleasant gardens hosting a most useful detached garage!

Inside the home you'll find well planned accommodation across both floors comprising; entrance hall, two reception areas, kitchen and guest WC/utility to the ground floor whilst upstairs are three large double bedrooms and a bathroom!

It's worthy of note that the aforementioned garage enjoys a useful office to the rear, perfect for those working from home and of course it could suit a wide range of other uses.

Locally, all the amenities and leisure facilities you could need are catered for within Congleton as well as great commuter links, brilliant schools and abundant countryside thus making this home a fantastic option for many buyers!

So read on to find out more, view our photos, floor plan and video...then call the Congleton experts here at Chris Hamriding Estate Agents to book yourself a viewing!

Entrance hall

Lounge/dining room 22'11" x 11'1" (7 x 3.4)

Kitchen 11'5" x 9'2" (3.5 x 2.8)

Guest WC with utility space

Stairs and landing

Bedroom one 13'1" x 11'1" (4 x 3.4)

Bedroom two 11'1" x 9'2" (3.4 x 2.8)

Bedroom three 10'5" x 9'2" (3.2 x 2.8)

Bathroom

Detached garage with office to rear

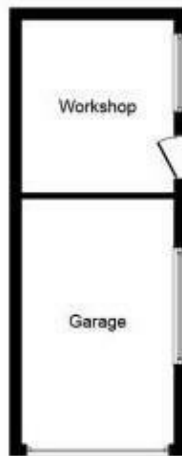
Floor Plan



Ground Floor



First Floor

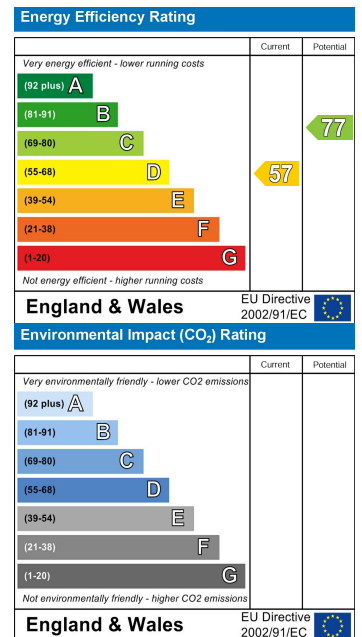


Garage

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.



9 High Street, Town Centre, Congleton, Cheshire, CW12 1BN t: 01260 543 999 chrishamriding.co.uk
sales@chrishamriding.co.uk lettings@chrishamriding.co.uk

