

# chris hamriding

lettings & estate agents



## 54 Waggs Road, Congleton, CW12 4BT

**£260,000**

A truly unique opportunity to acquire a spacious semi detached property with stunning views to both the front and rear.

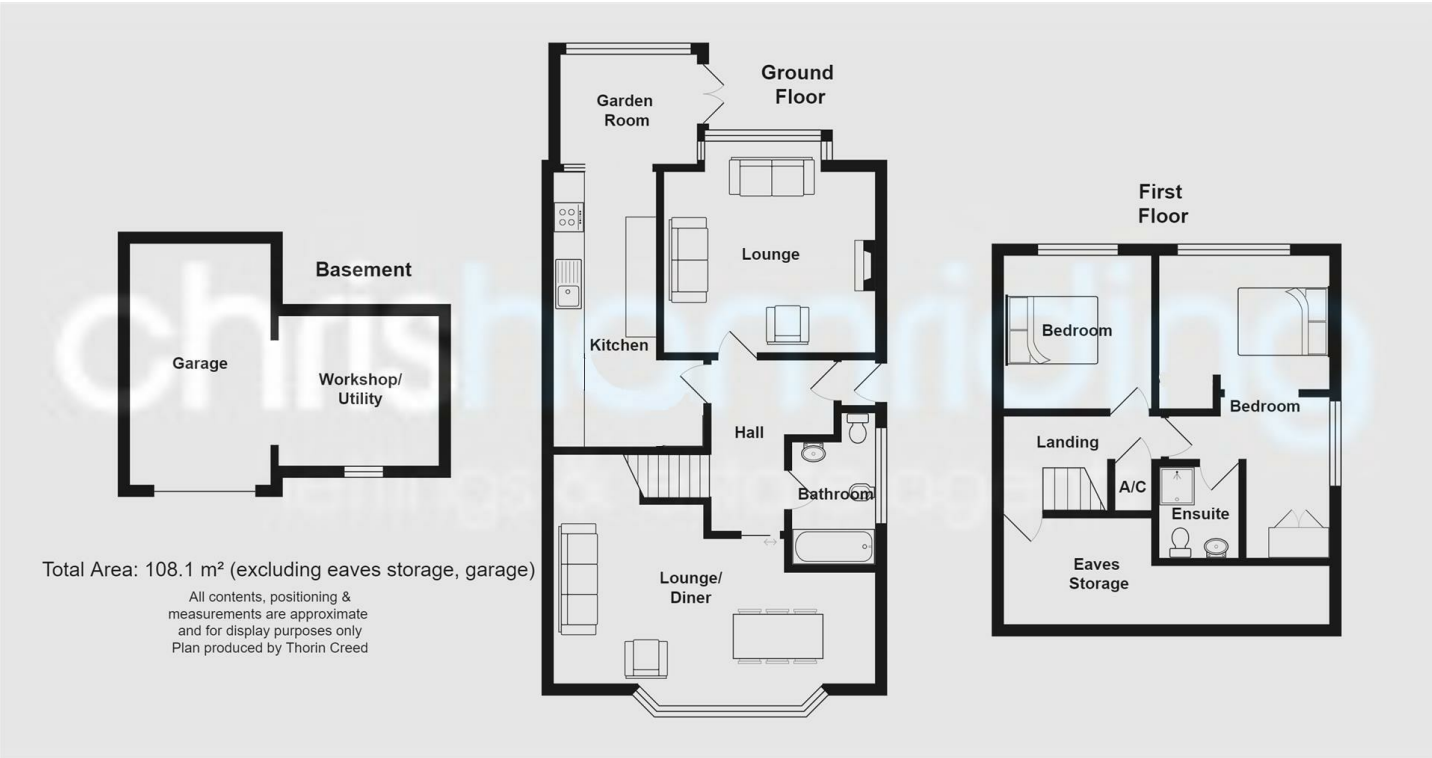
The current owners have made several improvements since acquiring the property, including various upgrades to the interior, the Habitat kitchen for example. They've also gone some way to future proofing the property with the introduction of an air source heat pump. While these enhancements have added to the home's appeal, there is still room for further improvement and personalisation, allowing future owners to put their own stamp on the property.

With its desirable location, this home benefits from proximity to local amenities, schools, and transport links, making it an excellent opportunity for those looking to invest in a property with plenty of promise. Whether you're a first-time buyer, an investor, or someone looking for a great canvas to create a dream home this property will surely be of interest.

To fully appreciate everything on offer take a look at our guided video tour, floor plan and photos then call the property experts here at Chris Hamriding Estate Agents to find out more and book yourself a viewing!



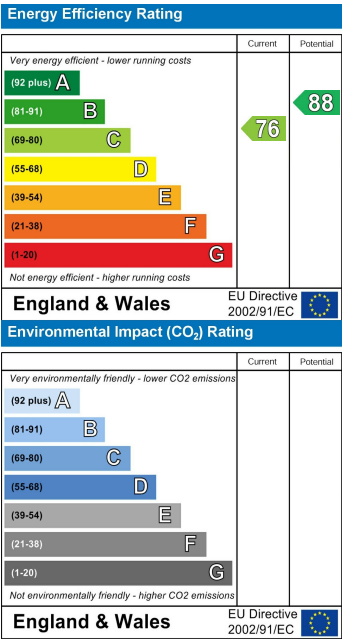
Floor Plan



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.