



77 Waggs Road, Congleton, Cheshire, CW12 4BT

Guide price £525,000

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GUIDE PRICE OF £525,000 to £550,000

"Step into the charm of the 1930s with this exquisite four-bedroom detached home. A true testament to the era's architectural brilliance, this property seamlessly combines modern living with the timeless features of the past. Set on a generous plot with ample parking, a detached garage, and beautiful gardens alongside stunning countryside views. Conveniently located within walking distance to Congleton's town centre, it's the perfect family home for those seeking both character and convenience"

#1930sArchitecture #FamilyHome

Roche House Farm, Thorncliffe Road, Leek, Staffordshire, ST13 7LW

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Denise White's Comments

This stunning four-bedroom detached family home has been meticulously extended and reconfigured by the current owners, creating a truly splendid living space. Situated in a private, non-estate location backing onto open countryside, the property is conveniently located within walking distance of Congleton town centre, offering easy access to amenities, local schools, and major road networks. It perfectly combines the charm of the Cheshire countryside with the convenience of nearby retail options.

Retaining the beautiful features associated with its 1930s origins, this well-appointed residence boasts higher than average ceilings and deep bay windows that add character and elegance to the home.

Upon entering the property through the porch, you are welcomed into the entrance hall featuring original oak parquet flooring. The spacious lounge area with a focal fireplace and a bay window to the front creates a cosy and inviting atmosphere. An open archway leads to the dining/living/kitchen area, offering a seamless flow between the spaces. This open design concept caters to modern living while still maintaining distinct areas. The dining and living area is bathed in natural light, thanks to the vaulted ceiling in the living area, skylights, bifold doors leading to the rear garden, and additional windows overlooking the garden. This versatile space can be easily adapted to suit the needs and preferences of any buyer. Separated by a breakfast bar, the kitchen is fitted with bespoke oak wall, base, and pantry units, granite work surfaces, and a range of integrated appliances. Access to the snug room can be gained directly from the kitchen and the entrance hall, enhancing the flow of the home. A convenient utility room and a ground floor cloakroom complete the ground floor accommodation.

Upstairs, the first-floor landing leads to a generously sized family bathroom and four well-proportioned bedrooms, with the main bedroom benefiting from an ensuite shower room. The front

elevation offers extensive views towards Mow Cop and 'The Cloud', adding to the overall appeal of the property.

Externally, this property boasts ample outdoor space. An extensive tarmac parking area provides plenty of parking for multiple vehicles, including a caravan or motor home. Additionally, there is a separate driveway leading to a detached garage. Both the front and rear gardens offer a private setting, with no direct overlooking from neighbouring properties. The gardens are beautifully landscaped with lawns, flower shrub borders, mature trees, and hedging. A delightful patio seating area at the rear, accessed via the living area's bifold doors, allows for seamless indoor-outdoor living during the warmer months.

In summary, this exceptional family home seamlessly combines traditional charm with modern living. Its extended and reconfigured layout provides ample space for comfortable family living, while the private setting and convenient location make it an ideal choice for those seeking both tranquillity and accessibility.

Entrance Porch

uPVC double doors set in a beautiful archway leading into the main entrance hall.

Entrance Hall

10'3" x 6'5" (3.13 x 1.96)



Original exposed wooden flooring.. Radiator. Stairs off leading to the first floor accommodation, Picture rail. Ceiling light. Access gained into the lounge, snug and cloakroom.

Lounge

17'0" x 11'11" (5.19 x 3.65)



Open plan in design with an open archway leading through to the living dining and kitchen area. Fitted with a carpet, radiator. uPVC bay window to the front aspect, living flame gas fire set in a feature marble fireplace and hearth. Picture rail, ceiling light, two wall lights. Door leading to the entrance hallway.

Living Dining Area

19'10" x 9'5" extending to 17'0" (6.07 x 2.88 extending to 5.20)



A clear dining and living area which flows with Karndean flooring benefitting from underfloor heating. Radiator, ceiling light, wall light. Access into the utility room. The living area has a vaulted ceiling with four skylights and uPVC bi-fold doors leading out to the rear garden area. The skylights are fully electric with auto rain closures. Additional uPVC windows to the rear aspect, feature ceiling light,

The dining area has a breakfast bar area looking into the open plan kitchen.

Kitchen

18'4" x 13'10" maximum I shaped (5.60 x 4.22 maximum I shaped)



A good size kitchen which is fitted with a comprehensive range of solid oak wall, base and larder units with granite work surfaces over and concealed feature lighting. Incorporating an inset one and a half bowl. Stainless steel sink and drainer unit with hose mixer tap. Integrated dishwasher and fridge freezer. Freestanding Range Master stove with extractor hood over. Tiled flooring. Tiled splash backs. Radiator. uPVC door to the side aspect. uPVC windows to the rear aspect overlooking the rear garden. Two ceiling lights. Door leading to the snug room.

Snug

10'9" x 8'10" (3.28 x 2.71)



Fitted with a carpet. Radiator. uPVC window to the

front aspect. Picture rail. Coving to the ceiling. Ceiling light. Door leading to the kitchen and back into the entrance hall.

Utility Room

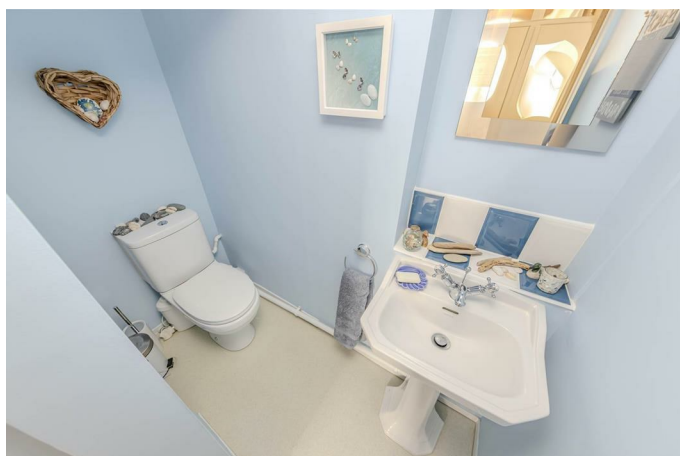
10'0" x 5'0" (3.06 x 1.53)



Fitted with a range of white wall and base units with worksurfaces over, incorporating a stainless steel sink and drainer unit with mixer tap. Karndean flooring. Wall mounted heated towel rail. Plumbing for washing machine, outlet for tumble dryer. Two skylight windows. Ceiling light, extractor fan, door leading into the dining area.

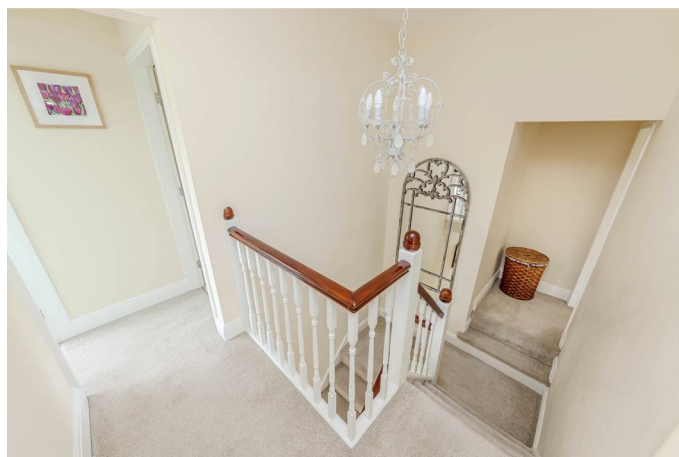
WC

6'3" x 2'5" minimum (1.92 x 0.75 minimum)



Ground floor cloakroom accessed from the entrance hall providing a low-level W.C. and pedestal wash and basin. Lino flooring. Ceiling light and extractor fan.

First Floor Landing



Carpet. Ceiling light. Loft access with a pulldown ladder. The loft is fully boarded with lighting and covered eaves. Doors leading into: –

Bedroom One

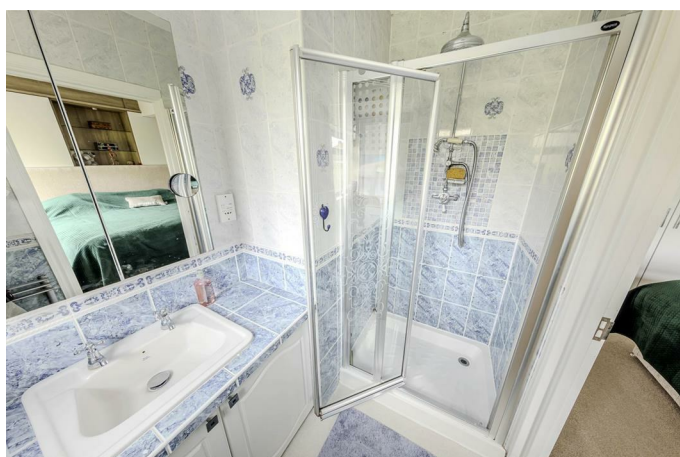
14'7" x 9'6" (4.45 x 2.92)



Fitted carpet. Radiator. uPVC window to the rear aspect. Picture rail. Two ceiling lights. Fitted with a large range of built-in wardrobes and storage. Door leading into the en-suite shower room.

Ensuite

6'9" x 5'1" (2.07 x 1.57)



Fitted with a suite comprising of; low-level WC, vanity wash handbasin with storage space under, shower cubicle with rain showerhead and attachment, lino flooring. Fully tiled walls, uPVC window to the rear aspect, ceiling light, heated towel rail, ceiling light.

Bedroom Two

12'0" x 11'9" (3.66 x 3.60)



Fitted carpet. Radiator. uPVC bay window to the front aspect offering far-reaching views to the front aspect over Mow Cop and 'The Cloud' Picture rail. Ceiling light.

Bedroom Three

15'10" x 8'0" (4.84 x 2.46)



Fitted carpet. Radiator. Two uPVC windows to the front aspect. Picture rail. Ceiling light.

Bathroom

8'8" x 8'10" (2.65 x 2.70)



Fitted with a suite comprising of panelled bath with shower, mixer tap, low-level WC, pedestal, wash handbasin and corner shower cubicle with body jets. Lino flooring. Tiled walls. Obscure uPVC window to the side aspect. Ceiling spotlights. Heated towel rail.

Bedroom Four

8'8" x 7'1" (2.65 x 2.16)



Fitted carpet. Radiator. uPVC window to the rear aspect. Airing cupboard housing the hot water cylinder with overhead storage above. Ceiling light.

Outside



An extensive tarmac parking area provides plenty of parking for multiple vehicles, including a caravan or motor home. The property is approached via another driveway which leads to the detached garage. There is a pathway leading to the front of the house where you will find a good size lawned garden area enclosed with flower shrub borders alongside hedging and trees.

Gated access can be gained to the rear garden which is an excellent size and has been landscaped by the present owners to provide excellent lawned garden space and a patio seating area. There is an additional hardstanding area housing a greenhouse. All enclosed with flower and shrub borders, hedging and mature trees.

Garage

20'0" x 9'9" (6.12 x 2.98)



The garage has power and lighting and an automated garage door.

Workshop/Shed

15'6" x 6'8" (4.73 x 2.04)

Agents Notes

Freehold
All mains services connected
No onwards chain

Location

Congleton is a charming market town located in Cheshire, England. Situated on the banks of the River Dane, it is conveniently located 21 miles south of Manchester and 13 miles north of Stoke on Trent.

Surrounded by the stunning countryside of the Pennines, Congleton offers a picturesque setting for residents and visitors alike.

One of the highlights of the town is Congleton Park, spanning 25 acres and featuring beautiful floral displays, well-maintained lawns, a paddling pool, and a large play area for children. The park also includes a bowling green and a pavilion, and hosts various public events throughout the year, including a carnival, a teddy bears' picnic, and a fireworks display. Additionally, during the warmer months, boaters can enjoy passing through Congleton on the scenic Macclesfield Canal.

Transportation in Congleton is convenient, with

regular bus services connecting the town to surrounding areas such as Nantwich, Sandbach, Macclesfield, Biddulph, Kidsgrove, and Crewe. The Congleton railway station provides regular train services to Manchester City Centre and Stoke-on-Trent. For those traveling by air, Manchester International Airport is less than 15 miles away, and there are easy access roads to the M6 motorway from Congleton.

When it comes to shopping, residents have a variety of options to choose from. There are popular high street fashion stores, computer game outlets, shoe shops, and electrical goods stores, as well as a range of independent shops offering unique items, including French furniture and African art. Capitol Walk's charming undercover arcade is home to several boutiques, and a covered market takes place in Congleton twice a week, offering a wide selection of goods.

Congleton also boasts a diverse dining and drinking scene. From cosy pubs to lively bars, there is something to suit every taste.

For those who enjoy an active lifestyle, Congleton offers plenty of leisure facilities. The town has its own leisure centre, as well as several gyms for fitness enthusiasts. Golfers can enjoy playing at Astbury and Mossley Golf Clubs, while Astbury Mere Country Park is the perfect destination for water sports enthusiasts, offering instructed sessions in sailing, canoeing, kayaking, windsurfing, and raft building. Other activities in the area include shooting at Cloudside Shooting Club and horse riding at Somerford Equestrian Centre.

Please Note

Please note that all areas, measurements and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only. Denise White Estate Agents has not tested any services, appliances or specific fittings – prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

About Your Agent



Denise is the director of Denise White Estate agents and has worked in the local area since 1999. Denise and all the team can help and advise with any information on the local property market.

Denise White Estate Agents deal with all aspects of property including residential sales and lettings.

Please do get in touch with us if you need any help or advise.

Do You Have A House To Sell or Rent ?

We can arrange an appointment that is convenient with yourself, we'll view your property and give you an informed FREE market appraisal and arrange the next steps for you.

Do You Need A Mortgage ?

Speak to us, we'd be more than happy to point you in the direction of a reputable adviser who works closely with ourselves.

You Will Need A Solicitor !

A good conveyancing solicitor can make or break your moving experience – we're happy to recommend or get a quote for you, so that when the times comes, you're ready to go !when the times comes, you're ready to go !

Floor Plan

77 Waggs Road, Congleton, CW12 4BT



Ground Floor

Floor area 95.1 sq.m. (1,024 sq.ft.)

First Floor

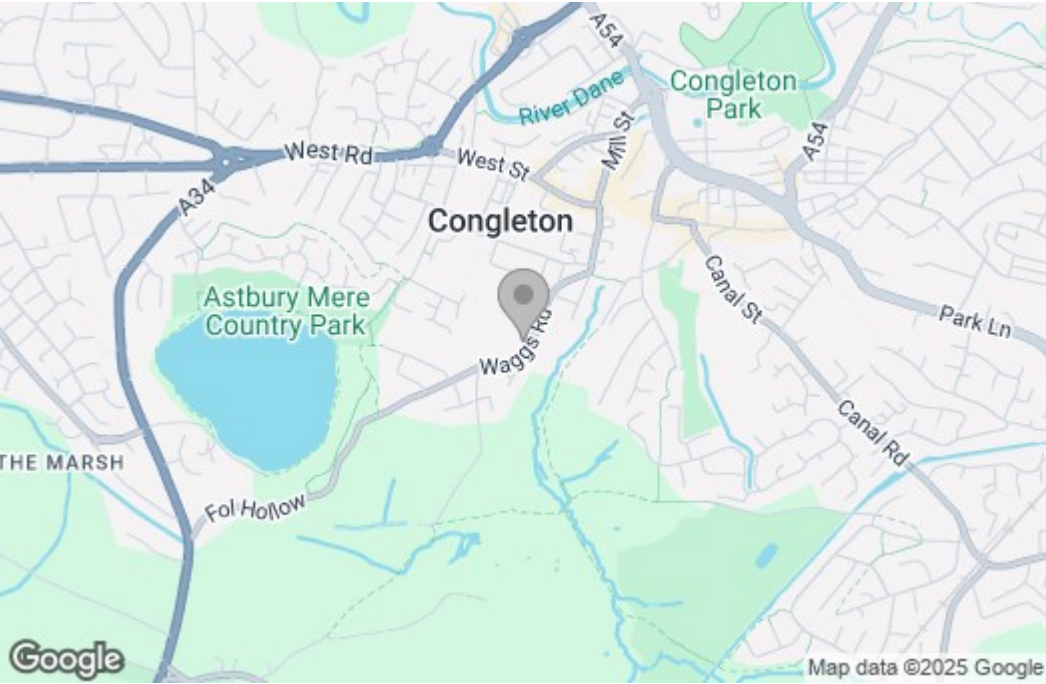
Floor area 64.3 sq.m. (692 sq.ft.)

TOTAL: 159.4 sq.m. (1,716 sq.ft.)

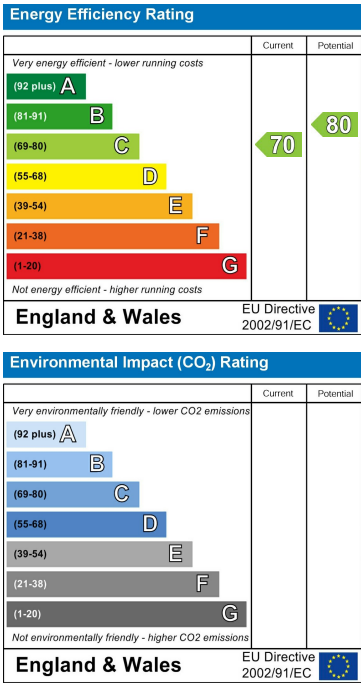
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Area Map



Energy Efficiency Graph



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