



56 WAGGS ROAD, CONGLETON, CW12 4BT

£325,000



STEPHENSON BROWNE

Occupying a private and elevated position in the heart of Congleton Town Centre, this charming three-bedroom detached dormer bungalow is surrounded by mature greenery to both the front and rear, offering a peaceful and secluded setting while remaining just a stones throw away from local amenities and transport links.

Offered for sale with no onward chain, the property is accessed via an attractive arched entrance doorway, opening into a welcoming entrance hall featuring original Minton tiled flooring and staircase to the first-floor dormer level. The spacious internal accommodation includes a generously proportioned lounge, a separate dining room which flows seamlessly into a fitted wooden kitchen with external access to the rear garden, and a charming sun room/porch, perfect for enjoying views of the surrounding greenery. Also located on the ground floor are two well-sized bedrooms and a well-appointed three-piece bathroom suite. To the first floor, a versatile dressing area or study space leads through to the third bedroom, creating a private and flexible upper-level retreat.

Externally, the property is set within a gardener's paradise mostly laid to lawn and bordered by mature trees and established greenery. A paved pathway winds through the rear garden, leading to a patio area and a greenhouse, ideal for outdoor entertaining or growing your own produce. A further patio area adjoins the rear of the house, accessible via French doors from bedroom two, offering a perfect spot for al fresco dining.

To the front, steps descend through a beautifully landscaped rockery garden to the roadside, where on-street parking is available. There is also potential to create off-road parking, subject to the relevant planning consents. Side access is available from the front to the rear of the property.

This characterful bungalow offers a rare chance to enjoy spacious living in a peaceful yet central location ideal for downsizers or families or anyone seeking a tranquil retreat



GROUND FLOOR

Entrance Hallway

External front entrance door, Minton tiled flooring, central heating radiator, ceiling light fitting, providing access to ground floor accommodation and stair access to the first floor accommodation.

Lounge

13'4" x 10'11"

UPVC double glazed bay window to the front elevation, gas feature fire place on a tiled hearth, central heating radiator, ceiling light fitting, carpet flooring, power points.

Dining Room

8'11" x 8'9"

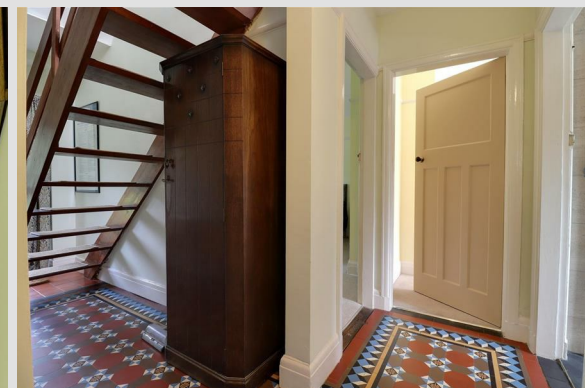
Gas feature fireplace on a tiled hearth, ceiling light fitting, carpet flooring, door access into the sun room/porch, window to the side elevation, direct access into the rear entrance and kitchen.

Kitchen

7'9" x 5'9"

Fitted wooden kitchen comprising wall and base units with work surface over, tiled splash back, stainless steel sink with single drainer and pillar taps, space for cooker, space for fridge freezer, quarry tiled flooring, ceiling light fitting, power points, UPVC double glazed window to the rear elevation. The quarry tiled flooring runs through to the rear entrance with space and plumbing available for a washer/dryer with work surface over, external rear access door, central heating radiator, UPVC double glazed window.

Sun Room / Porch



Bedroom One

12'4" x 10'11"

UPVC double glazed window to the front elevation, carpet flooring, ceiling light fitting, central heating radiator, power points.

Bedroom Two

11'10" x 9'4"

French doors to the rear elevation, carpet flooring, central heating radiator, ceiling light fitting, fitted storage cupboard, power points.

Bathroom

7'9" x 5'9"

Three piece white suite comprising low level WC, hand wash basin with mixer tap, low level WC with assistance hand rail and shower over, tiled splash back, tiled flooring, central heating radiator, UPVC double glazed window to the rear elevation.



FIRST FLOOR

Bedroom Three

10'9" x 9'5"

UPVC double glazed window to the front and rear elevation, ceiling light fitting, carpet flooring, eave storage, central heating radiator, power points.

Study/Dressing Room

10'10" x 9'5"

UPVC double glazed window to the front and rear elevation, ceiling light fitting, carpet flooring, power points.



Externally

The property sits in a lush garden setting, mostly laid to lawn with mature trees and established greenery. A paved path winds through the rear garden to a patio and greenhouse, ideal for entertaining or growing produce. Another patio, accessed via French doors from bedroom two, is perfect for al fresco dining. At the front, steps lead through a landscaped rockery to the roadside with on-street parking, and potential for off-road parking (subject to planning). Side access is also available from the front to the rear of the property.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?

For a FREE valuation please call or e-mail and we will be happy to assist.

Land Registry Disclaimer

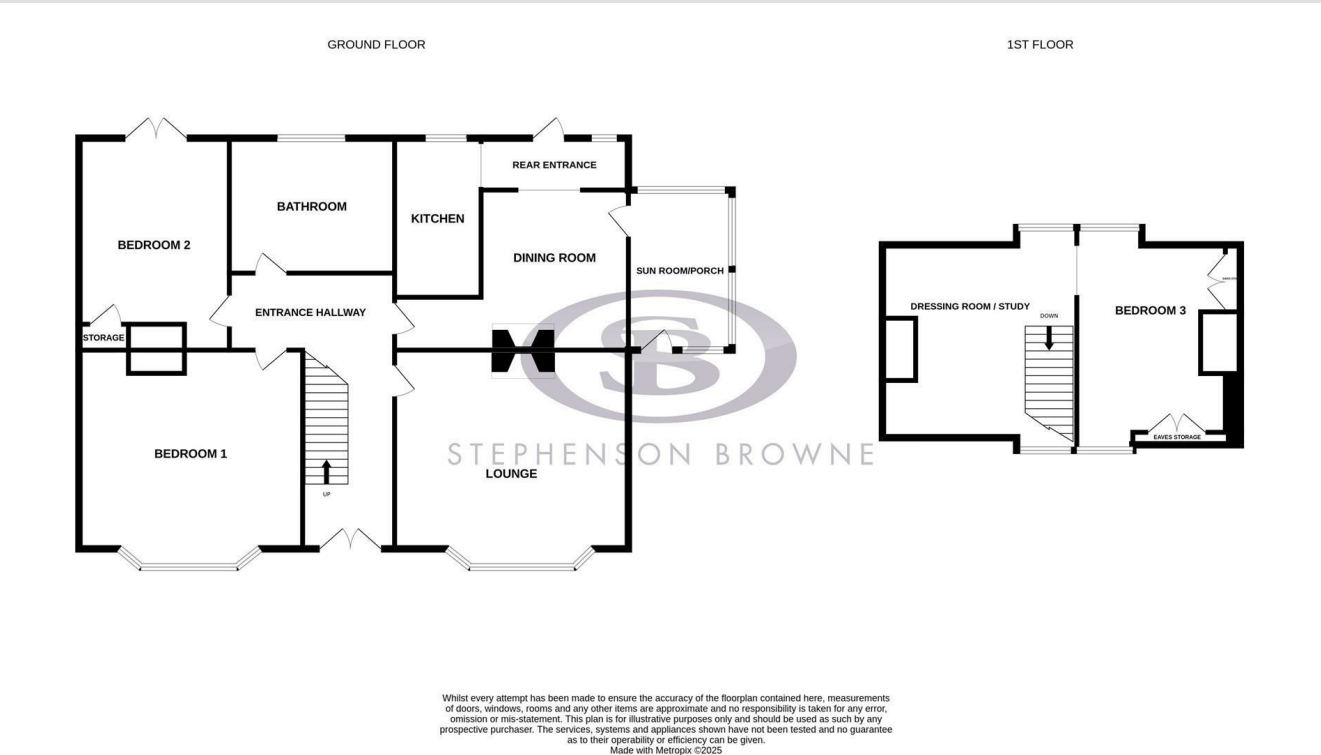
Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.



Floor Plan



Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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