

All contents, positioning & measurements are approximate and for display purposes only
Plan produced by Thorin Creed
Total Area: 98.7 m²

Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and or services within the sales particulars have not been tested. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy/rent, please contact us before viewing the property.

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53 Waggs Road,

Congleton, Cheshire CW12 4BT

Selling Price: £279,950

- ATTRACTIVE THREE-BEDROOM PERIOD HOME WITH NO CHAIN
- SPACIOUS LOUNGE FEATURING A CHARACTERFUL BOX BAY WINDOW
- SEPARATE DINING ROOM IDEAL FOR FAMILY LIVING & ENTERTAINING
- WELL-PRESENTED ACCOMMODATION RETAINING CHARM & PERIOD CHARACTER
- GAS-FIRED CENTRAL HEATING & PRACTICAL LAYOUT THROUGHOUT
- GENEROUS REAR GARDEN WITH A SUNNY ASPECT, PERFECT FOR OUTDOOR DINING
- POPULAR RESIDENTIAL LOCATION WITHIN WALKING DISTANCE OF THE TOWN CENTRE
- ASTBURY MERE COUNTRY PARK & SCENIC COUNTRYSIDE WALKS CLOSE BY

NO CHAIN

A well-maintained and truly attractive period property offering the modern conveniences most purchasers require, whilst retaining all the charm and character of a bygone era. Early viewing is highly recommended to fully appreciate everything this delightful home has to offer, and it is available with no onward chain!

Constructed of attractive brick beneath a slate roof and benefiting from gas-fired central heating, the accommodation briefly comprises: porch, entrance hall, lounge with box bay window, separate dining room and modern, fitted kitchen. To the first floor, the landing provides access to three bedrooms and the refitted family bathroom with deep tub bath.

The property is set back from the pavement behind a brick wall with wrought iron railings and gate, leading to the front porch and original period entrance door. To the rear is a generous, paved garden enjoying a sunny aspect, providing an ideal space for outdoor dining and entertaining.

The home enjoys a popular residential setting in Congleton, within easy walking distance of the town centre and local amenities. Astbury Mere Country Park and scenic countryside walks can be found at the top of Waggs Road, leading towards Astbury and Mossley.

The accommodation briefly comprises:

(all dimensions are approximate)

ENTRANCE : Open porch with period front door to:

HALL : Coving to ceiling. Picture rail. Central heating radiator. Timber and stained floorboards. Stairs to first floor. Original doors to:

LOUNGE 11' 3'' x 13' 11'' (3.43m x 4.24m) into bay: Original window with inset double-glazed units with attractive leaded-light quarter lights to front aspect. Coving to ceiling. Picture rail. Fireplace with inset clock wood-burning stove. Central heating radiator.

DINING ROOM 13' 0'' x 11' 10'' (3.96m x 3.60m): Original window with inset double-glazed units. Picture rail. Feature fireplace. Central heating radiator. Stained floorboards.

KITCHEN 15' 4'' x 9' 2'' (4.67m x 2.79m): Windows to side and rear aspects with double glazed units. Fitted with a range of on-trend eye level and base units in light grey with slate effect worktops incorporating 1.5 bowl sink unit with preformed drainer, mixer tap and a breakfast bar. Integrated dishwasher. Space for Range cooker. Space for large fridge freezer. Space and plumbing for washing machine. Feature radiator. Tiled floor. Door to understairs pantry with shelving. Original door to outside rear.

First Floor :

LANDING : Picture rail. Original doors to all rooms.

BEDROOM 1 FRONT 15' 0'' x 12' 0'' (4.57m x 3.65m): Two original windows with inset double glazed units. Feature fireplace. Central heating radiator. Stripped and stained floorboards.

BEDROOM 2 REAR 9' 6'' x 13' 0'' (2.89m x 3.96m): Original single glazed window. Feature fireplace. Central heating radiator.

BEDROOM 3 9' 2'' x 6' 8'' (2.79m x 2.03m) plus door recess: Original style window with inset double glazed units. Access to roof space. Central heating radiator. Door to cupboard incorporating Worcester combi gas central heating boiler.

BATHROOM 6' 0'' x 8' 2'' (1.83m x 2.49m): Original style window to side aspect. Classic style replacement suite comprising tub bath, low level W.C. and wash hand basin set in vanity unit. Chrome heated towel radiator. Half tiled walls. Tiled floor.

Outside :

REAR : Enclosed courtyard style garden laid to Indian stone flags. Reclaimed and painted boundary walls. Storage outhouse. Gate to rear pedestrian access and bin storage area. Outside tap and light.

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

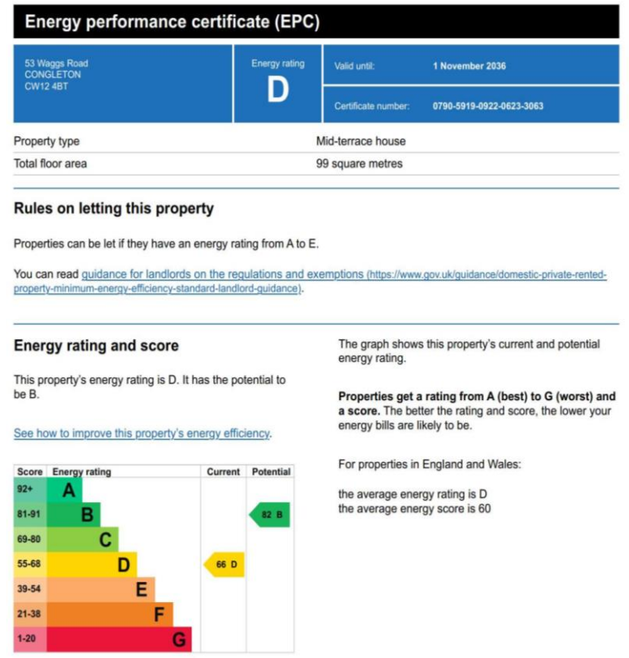
SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: B

DIRECTIONS: SATNAV CW12 4BT



Energy performance certificate (EPC)

53 Waggs Road CONGLETON CW12 4BT	Energy rating **D**	Valid until:	1 November 2036
		Certificate number:	0790-5919-0922-0623-3063

Property type	Mid-terrace house
Total floor area	99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60







