



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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37 Waggs Road
 Congleton, Cheshire CW12 4BP

Selling Price: Offers Over £150,000

- WELL-PRESENTED TERRACED COTTAGE – WITH NO CHAIN
- COMPETITIVELY PRICED
- SUPERB FIRST TIME BUYER OPPORTUNITY/RENTAL INVESTMENT FOR THE BUDDING LANDLORD
- WALKING DISTANCE TO TOWN CENTRE
- PVCU DOUBLE GLAZING & GAS CENTRAL HEATING
- SEPARATE LOUNGE, DINING ROOM & FITTED KITCHEN
- ENCLOSED REAR COURTYARD WITH GATED ACCESS
- TWO DOUBLE BEDROOMS AND FIRST FLOOR BATHROOM

NO CHAIN

A TRADITIONAL LATE 19TH CENTURY TERRACE. MODERNISED, YET RETAINING ORIGINAL FEATURES. A GREAT LOCATION FOR THE TOWN CENTRE. SUPERB FIRST TIME BUYER OPPORTUNITY. IDEAL FOR DOWNSIZERS, RETIRED, YOUNG PROFESSIONALS AND EQUALLY SUITABLE AS A RENTAL INVESTMENT FOR THE BUDDING LANDLORD.

Well-presented and competitively priced terraced cottage, ideally situated within a short walking distance of the town centre.

Constructed of traditional brick with PVCu double glazing and gas-fired central heating, the property offers comfortable and practical accommodation throughout.

The entrance door opens into a pleasant lounge, leading through to a separate dining room with stairs rising to the first floor. From here, there is access to a fitted kitchen with a range of units and some integrated appliances, along with a PVCu door opening onto an enclosed rear courtyard with gated access.

To the first floor, the landing features a pull-down ladder providing access to the loft space, along with doors leading to two double bedrooms and a centrally positioned bathroom.

An excellent opportunity not to be missed – view our video tour and contact us today to arrange your viewing.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed door to lounge.

LOUNGE 11' 0" x 12' 9" (3.35m x 3.88m): PVCu double glazed window. Radiator. 13 Amp power points. Laminate floor.

DINING ROOM 11' 0" x 13' 0" (3.35m x 3.96m): PVCu double glazed window. Radiator. 13 Amp power points. Stairs. Doorway to kitchen.

KITCHEN 14' 0" x 5' 7" (4.26m x 1.70m): Two PVCu double glazed windows and PVCu double glazed door to rear yard. Light timber effect fitted base and eye level units with laminated granite effect surfaces. Gas hob with canopy over and oven below. Plumbing and space for washing machine. Inset single drainer stainless steel sink with mixer tap. Integrated fridge freezer. Wall mounted Ideal combi gas central heating boiler. Tiled to splashbacks. Radiator. 13 Amp power points.

First Floor :

LANDING : Doors to all rooms. Access to roof space with pull down ladder.

BEDROOM 1 FRONT 12' 1" x 11' 1" (3.68m x 3.38m) max 8'0 min: PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

BEDROOM 2 REAR 7' 8" x 10' 1" (2.34m x 3.07m) plus storage area above: PVCu double glazed window to rear aspect. Stairs bulkhead. Radiator. 13 Amp power points.

BATHROOM 6' 1" x 5' 0" (1.85m x 1.52m) : White suite comprising: W.C. and wash hand basin set in vanity unit. Panelled

bath with shower tap and screen over. Half tiled walls. Heated towel rail/radiator. Extractor fan. Laminate floor.

Outside :

FRONT : Pavement to front.

REAR : Enclosed rear court yard with gated access to neighbours yard providing right of way into Lime Street.

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

TENURE : Freehold (subject to solicitors verification).

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: B

DIRECTIONS: SATNAV: CW12 4BP

6/19/2024, 10:23 AM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

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Energy performance certificate (EPC)

37 WAUGH ROAD CONGLETON CW12 4BP	Energy rating D	Valid until: 29 May 2031
Certificate number: 2698-3006-4205-6839-5200		

Property type: Mid-terrace house
Total floor area: 61 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/government/guidance/energy-efficiency-standards-for-rental-properties) (<https://www.gov.uk/government/guidance/energy-efficiency-standards-for-rental-properties>)

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.](#)

<https://find-energy-certificates.service.gov.uk/energy-certificates/2698-3006-4205-6839-5200>

