

Timothy a brown



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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Timothy a brown

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137 Waggs Road
Congleton, Cheshire CW12 4BU

Selling Price: £380,000

- EXTENDED DETACHED BUNGALOW WITH HUGE POTENTIAL CLOSE TO TOWN & ASTBURY MERE
- LARGE LOUNGE, DINING AREA & FITTED KITCHEN
- CONSERVATORY PLUS FLEXIBLE LAYOUT FOR REMODELLING
- HUGE MASTER SUITE WITH DRESSING AREA, EN-SUITE & STUDY
- TWO FURTHER BEDROOMS & FAMILY BATHROOM
- WELL-STOCKED GARDENS WITH LAWNS, SHRUBS & PATIO AREAS
- SHARED DRIVEWAY LEADING TO LARGE SINGLE GARAGE
- WALKING DISTANCE TO ASTBURY MERE, OPEN COUNTRYSIDE & TOWN CENTRE

DON'T JUDGE A BOOK BY ITS COVER – THIS EXTENDED TRUE BUNGALOW IS FULL OF SURPRISES.

Tucked just off Waggs Road and moments from Congleton town centre, this detached, extended bungalow offers a fantastic opportunity for buyers wanting space, flexibility and the chance to put their own stamp on a home.

With extensions to both the side and rear, it's far larger than first impressions suggest.

Perfectly positioned on the edge of town, you can stroll to Astbury Mere, scenic countryside and everyday amenities in minutes — a rare blend of convenience and green space.

Inside, the accommodation is wonderfully versatile and ripe for remodelling if desired. Currently it includes a welcoming hall, large lounge, dining area off the fitted kitchen, conservatory, and a huge master bedroom suite with dressing area, en-suite bathroom and an adjoining study that could easily become a nursery, hobby room or snug. Two further bedrooms and a family bathroom complete the layout.

Outside, the gardens are well stocked and established, with lawns, shrubs, patio areas and useful storage sheds. A shared driveway leads to a large single garage.



Homes like this — extended, well located and offering genuine potential — tend to sell quickly.

Make that early viewing and see the possibilities for yourself.

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE : PVCu double glazed front door to:

HALL : Radiator. Doors to principal rooms. Double sliding doors to cloaks cupboard. Louvered door to slated shelved storage area.

LOUNGE 19' 9" x 14' 10" (6.02m x 4.52m): PVCu double glazed windows to two aspects. Stone fireplace. Two radiators. Arch doorway to:

DINING ROOM 12' 9" x 6' 7" (3.88m x 2.01m): PVCu double glazed window and door to front garden. Radiator. Opening up to the:

KITCHEN 18' 3" x 9' 7" (5.56m x 2.92m): Fitted with an extensive range of eye level and base units with fitted splashbacks. Breakfast bar area. Stainless steel single drainer sink unit. Space for cooker and fridge freezer. Space and plumbing for washing machine. Door to:

CONSERVATORY 18' 0" x 6' 10" (5.48m x 2.08m) max: PVCu double glazed windows and door leading to rear garden. Radiator.

First Floor :

BEDROOM 1 REAR 20' 0" x 16' 3" (6.09m x 4.95m): PVCu double glazed window. Two radiators. Door to en-suite bathroom.

Dressing Area 7' 4" x 9' 0" (2.23m x 2.74m):

En-Suite Bathroom 9' 3" x 8' 4" (2.82m x 2.54m): Opaque window. Suite comprising: Low level W.C., pedestal wash hand



basin, corner bath and corner shower enclosure. Chrome heated towel rail. Fully tiled walls.

Study 8' 3" x 6' 1" (2.51m x 1.85m): Opaque window.

BEDROOM 2 REAR 9' 0" x 12' 1" (2.74m x 3.68m): Double glazed window overlooking conservatory. Radiator.

BEDROOM 3 REAR 11' 10" x 10' 6" (3.60m x 3.20m): Double glazed window overlooking conservatory. Radiator.

BATHROOM : PVCu double glazed window. White suite comprising: Lowe level W.C., pedestal wash hand basin and panelled bath with glass shower screen and shower over. Chrome heated towel radiator. Fully tiled walls.

Outside :

GARAGE 21' 6" x 10' 1" (6.55m x 3.07m) internal measurements: Up and over vehicle access door to outside rear garden. Power and light. Wall mounted Ideal Combi gas central heating boiler. Garden tap. Gas and electric meters.

FRONT : Tarmac driveway leading up to the garage and front door. The front garden is attractively laid out with well stocked borders, central grass area and well maintained evergreen trees and bushes.

REAR : Enclosed by well maintained conifer hedge and timber fence panel. Laid to lawn with shrub borders and having flagged patio and paths having gate at the bottom of the garden. Timber shed and separate store.

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 Council



TAX BAND: E

DIRECTIONS: SATNAV CW12 4BU

Find an energy certificate (f) English | Cymraeg

Energy performance certificate (EPC)

137 Waggs Road CONGLETON CW12 4BU	Energy rating C	Valid until: 26 May 2036
Certificate number: 4200-7832-6822-6620-3963		

Property type	Detached bungalow
Total floor area	136 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) (<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 C. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

