

Timothy a
brown



Energy performance certificate (EPC)			
Energy rating	D	Energy score	39 (out of 100)
Property type	Detached house	Certificate number	01260-271255-01260-271255
Total floor area	87 square metres		
Rules on letting this property			
Properties can be let if they have an energy rating from A to E.			
You can find guidance for landlords on the regulations and exemptions https://www.gov.uk/government/guidance/energy-ratings-for-landlords			
Energy rating and score			
This property's energy rating is D. It has the potential to be C.			
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.			
See how to improve this property's energy efficiency			

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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45 Waggs Road
Congleton, Cheshire CW12 4BP

Selling Price: £245,000

- CHARMING DETACHED PERIOD HOME – NO CHAIN
- EXTENDED SPACIOUS ACCOMMODATION
- BEAUTIFULLY MAINTAINED THROUGHOUT
- TWO RECEPTION ROOMS AND CONSERVATORY
- STYLISH DINING KITCHEN WITH NEFF APPLIANCES
- TWO BEDROOMS PLUS VERSATILE LOFT ROOM ENCLOSED LOW
- MAINTENANCE COURTYARD GARDEN AND DRIVEWAY PARKING
- CLOSE TO CONGLETON TOWN CENTRE AND ASTBURY MERE PARK



OFFERED WITH NO ONWARD CHAIN.

A charming and characterful two-bedroom detached period home, thoughtfully extended over the years to create deceptively spacious accommodation that perfectly blends traditional features with modern-day practicality. Continuously maintained and clearly cherished by the owner, this delightful property offers versatile living space, tasteful presentation throughout and an enviable location close to Congleton town centre. T

The accommodation begins with a welcoming entrance hall leading to a guest cloakroom/W.C. and into the attractive dining room, where exposed beams, a feature fireplace and traditional touches create a warm and inviting atmosphere. The generously proportioned lounge continues the theme of character and comfort, boasting exposed beams and purlins, feature gas fire and French doors opening into a lovely conservatory overlooking the courtyard garden.

A particular highlight of the home is the impressive extended dining kitchen, fitted with an extensive range of shaker-style units complemented by oak-effect work surfaces and integrated NEFF appliances, providing an excellent space for both everyday living and entertaining.

To the first floor, the galleried landing adds to the sense of charm and character, leading to two well-proportioned bedrooms, both with fitted



wardrobes, whilst the principal bedroom also enjoys a feature cast iron fireplace. The spacious bathroom has been attractively appointed with a contemporary white suite and large walk-in shower.

Further enhancing the property is a highly useful loft room with Velux roof light, fitted wardrobes and ample eaves storage, offering excellent flexibility for hobbies, storage or occasional use.

Externally, the property benefits from a block paved driveway providing off-road parking to the front, whilst the enclosed rear courtyard garden has been designed for ease of maintenance with paving, artificial lawn and raised stone borders, creating a pleasant and private outdoor space. Situated within easy reach of Congleton town centre, Astbury Mere Country Park and a well-regarded local primary school, this appealing home occupies a highly convenient and sought-after location.

Early viewing is strongly recommended to fully appreciate the charm, space and quality this lovely detached home has to offer.

The accommodation briefly comprises
(all dimensions are approximate)

SIDE ENTRANCE : PVCu double glazed door to:

HALL 9' 10" x 5' 5" (2.99m x 1.65m): PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

GUEST CLOAKROOM : PVCu double glazed window to front aspect. White suite comprising: low level W.C. with concealed



cistern, wash hand basin set in vanity unit. Single panel central heating radiator. Full length cupboard.

DINING ROOM 11' 7" x 11' 0" (3.53m x 3.35m) into alcove: PVCu double glazed window to front aspect. Coving to ceiling. Feature beam. Living flame coal effect gas fire set on quarry tiled hearth. Cupboard fitted to one alcove. Single panel central heating radiator.

LOUNGE 14' 9" x 11' 8" (4.49m x 3.55m): Low voltage downlighters inset. Beams and purlins to ceiling. Single panel central heating radiator. 13 Amp power points. Living flame coal effect gas fire set on stone hearth and back. Understairs store area. PVCu double glazed french doors to:

CONSERVATORY 8' 3" x 7' 8" (2.51m x 2.34m): Brick built base with PVCu double glazed upper panels with triple polycarbonate roof over. PVCu double glazed door to garden.

DINING KITCHEN 16' 4" x 8' 10" (4.97m x 2.69m): Two PVCu double glazed windows to rear aspect. Low voltage downlighters inset. Exposed beams and purlins to ceiling. Fitted with an extensive range of shaker style eye level and base units having laminate oak effect preparation surfaces over with composite one and a half sink unit inset. Built-in NEFF 4-ring gas hob with canopy extractor hood over. Built-in NEFF electric fan assisted oven/grill. Integrated fridge and freezer and space and plumbing for washing machine. Tiled to splashbacks. Double panel central heating radiator. 13 Amp power points. Beech effect floor. PVCu double glazed door to outside. Cupboard housing Worcester gas central heating boiler.

GALLERIED LANDING : PVCu double glazed window with leaded and stained glass to side aspect. Airing cupboard with lagged hot water cylinder. Access to roof space via a retractable ladder.

First Floor :

ROOF SPACE 15' 0" x 8' 6" (4.57m x 2.59m): Velux roof light. To one wall is a bank of built-in wardrobes. 13 Amp power points. Under eaves storage.

BEDROOM 1 FRONT 11' 0" x 10' 8" (3.35m x 3.25m): PVCu double glazed window to front aspect. Coving to ceiling. Single panel central heating radiator. 13 Amp power points. Built-in wardrobes. Cast iron feature fireplace.



BEDROOM 2 REAR 10' 0" x 7' 9" (3.05m x 2.36m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Fitted wardrobes.

BATHROOM 9' 10" x 7' 5" (2.99m x 2.26m): PVCu double glazed window to side aspect. White suite comprising: low level W.C. with concealed cistern, period style wash hand basin set in vanity unit with cupboards below. Large walk-in shower cubicle with shower boarding and housing a Mira Sport electric shower. Single panel central heating radiator. Slate effect tiles to half height.

Outside :

FRONT : Block paved driveway for one car.

REAR : Courtyard garden. Mainly paved with artificial lawns and stone raised borders, all enclosed with a mixture of timber lapped fencing and brick wall. Cold water tap. Gate to front.

TENURE : Freehold (subject to solicitors verification).

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 4BP

