

STEPHENSON BROWNE

Waggs Road, Congleton

CW12 4BU

5 2 3 E

£380,000

DESCRIPTION

Offered for sale with NO ONWARD CHAIN This charming period home has been thoughtfully extended over the years to create a spacious and highly versatile family residence, brimming with character and offering exciting potential for a new owner to personalise and make their own.

Ideally positioned on the outskirts of Congleton town centre, the property enjoys the perfect balance of convenience and tranquillity, with the stunning Astbury Mere Country Park just a short walk away, offering the very best of town and country living.

Internally, the property welcomes you through a grand entrance hall that sets the tone for the generous accommodation beyond. This leads into a formal dining area with open access to a comfortable lounge, allowing access into the garden, creating a seamless indoor-outdoor flow. The ground floor also features a galley-style kitchen, complemented by a separate open-plan utility and breakfast area with pleasant garden views. To the rear, a porch provides further access to the garden, as well as entry to the integral car port, a convenient downstairs WC, and a superb garden room. This bright and airy space, complete with two sliding doors onto the garden and decking, is perfect for year-round enjoyment.

Upstairs, the first floor offers five well-proportioned bedrooms. To one side of the landing are bedrooms one,













two and five, alongside a stylish four-piece family bathroom, with the principal and second bedrooms benefiting from fitted wardrobes and additional storage. To the opposite side are bedrooms three and four, served by a further three-piece bathroom, providing flexible living arrangements for growing families.

Externally, the property boasts a truly impressive garden, mainly laid to lawn and beautifully enhanced by a variety of mature plants and greenery. Multiple patio and decking areas create ideal spaces for outdoor dining and entertaining, while a raised deck at the rear hosts a summer house enjoying uninterrupted countryside views.

To the front, there is ample off-road parking, in addition to further covered parking within the car port.

A wonderful opportunity to acquire a substantial home in a sought-after location, with endless scope to create your dream family living space.

Porch
6'6" x 4'5"
Dual aspect picture windows to the front elevation with external front access door, ceiling light fitting, carpet flooring, decorative beams, open access into the entrance hall.

Entrance Hall
11'9" x 5'10"
Providing access into further ground floor accommodation, ceiling light fitting, carpet flooring with original antique tiled flooring underneath, central heating radiator, under stair storage.













Dining Room
13'2" x 12'8"
UPVC bay window to the front elevation, four wall light fittings, carpet flooring, central heating radiator, decorative fireplace, power points.

Lounge
13'10" x 11'11"
Sliding doors with UPVC window to the rear elevation, ceiling light fitting, carpet flooring, feature gas fireplace with brick surround, central heating radiator, power points.

Kitchen
11'5" x 7'0"
Galley kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, tiled splash back, cooker with gas hob and extractor over, space for fridge, wooden flooring, power points, ceiling spotlights, UPVC window to the side elevation, open access into the utility/breakfast area.

Utility/Breakfast Area
11'4" x 5'8" max
Space and plumbing for a washing machine and dryer with work surface above, tiled flooring, central heating radiator, ceiling spotlights, dual aspect windows, power points, houses the boiler, access into the rear porch.

Rear Porch
Picture windows to the side elevation with external side access door, tiled flooring, central heating radiator, ceiling spotlights, providing access to the car port, garden room and WC.













Garden Room
15'4" x 10'9"
Sliding patio doors to the rear and side elevation out into the rear garden, wooden flooring, two central heating radiators, power points.

WC
5'4" x 2'7"
Low level WC, hand wash basin with pillar taps, central heating radiator, half tiled walls throughout, extractor fan, ceiling light fitting, tiled flooring.

Carport
31'11" x 7'11"

Landing
Providing access to all first floor accommodation, ceiling light fitting, carpet flooring.

Bedroom One
12'4" x 11'10"
Window to the rear elevation, carpet flooring, ceiling light fitting, fitted wardrobes and dressing table with drawers, central heating radiator, power points.

Bedroom Two
12'0" x 11'3"
UPVC bay window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, fitted mirrored wardrobes, power points.













Bathroom
8'3" x 6'11" / bath area 6'8" x 5'10"
The front of the bathroom comprises low level WC, hand wash basin with pillar taps, walk in mains shower with tiled splash back and removable shower head, inset wall mounted mirror, shavers port, storage cupboard, central heating radiator, ceiling spotlights, archway leading through to the rear of the bathroom, low level bath with pillar taps, tiled splash back, carpet flooring, ceiling spotlights, chrome heated towel rail, UPVC window to the rear elevation.

Bedroom Five
7'2" x 7'2"
UPVC window to the front elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bedroom Three
13'11" x 8'0"
UPVC bay window to the front elevation, carpet flooring, ceiling spotlights, central heating radiator, power points.

Bathroom
6'7" x 5'1"
Three piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap, tiled walls and and flooring throughout, chrome heated towel rail, shavers port, two UPVC windows to the side elevation.

Bedroom Four
11'7" x 8'1"
Sliding UPVC door to the rear elevation, two ceiling light fittings, carpet flooring, central heating radiator, power points.













Externally

Externally, the property benefits from a flagged driveway to the front, providing ample off-road parking, with additional space extending down the side into the car port. The car port also offers convenient internal access through to the rear porch, which in turn leads out to the garden.

The rear garden is predominantly laid to lawn and features a variety of patio areas ideal for outdoor seating and entertaining. It is beautifully enhanced by an array of mature plants and greenery, creating a private and established setting. Further benefits include a summer house and external storage shed, while the garden enjoys delightful, uninterrupted views over open countryside.

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.

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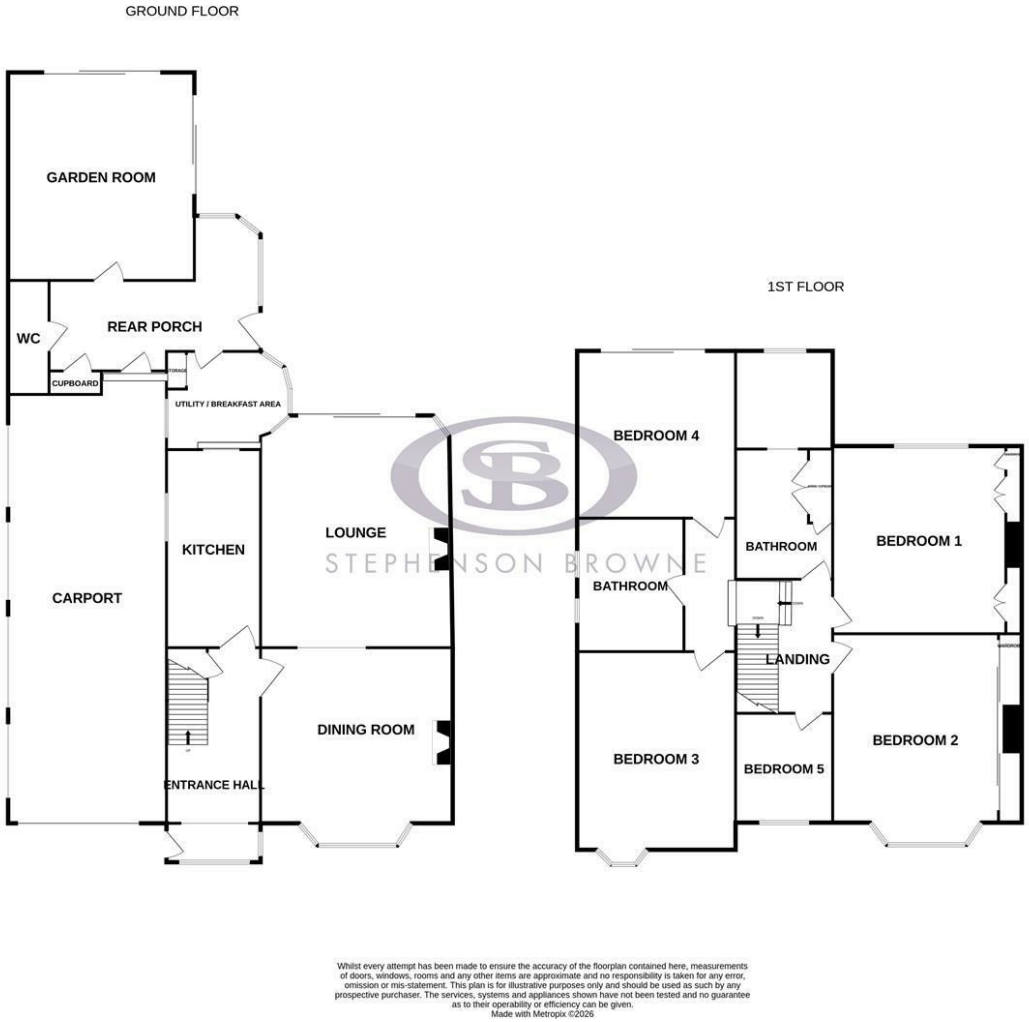








Floorplans

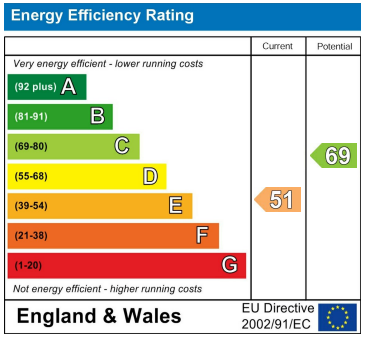


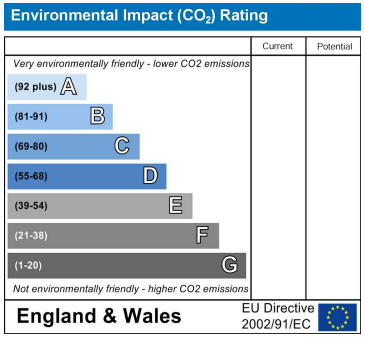
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



EPC Rating





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