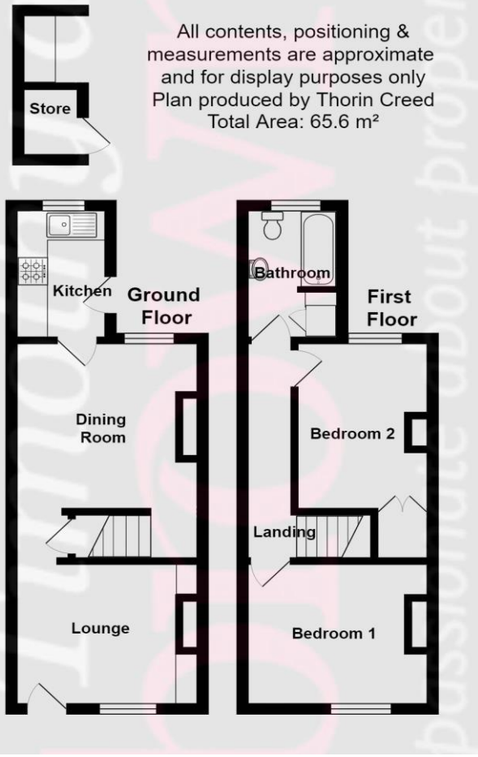



## Energy performance certificate (EPC)

| | | | |
|---|---|---|---|
| 12, Waggs Road<br>CONGLETON<br>CW12 4BP | Energy rating<br>**E** | Valid until: | **24 October 2029** |
| | | Certificate number: | **8595-7755-7729-5126-3013** |

| | |
|---|---|
| Property type | Mid-terrace house |
| Total floor area | 63 square metres |

### Rules on letting this property

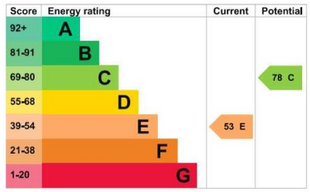
Properties can be let if they have an energy rating from A to E.

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 E. It has the potential to be C.

See how to improve this property's energy efficiency.




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

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

www.timothyabrown.co.uk










# 12 Waggs Road,

Congleton, Cheshire CW12 4BP

Selling Price: £150,000

- NO ONWARD CHAIN
- CHARMING LATE VICTORIAN TERRACE
- TWO CHARACTERFUL RECEPTION ROOMS
- OPEN FIRE & OAK FLOORS
- TWO GENEROUS DOUBLE BEDROOMS
- ENCLOSED REAR GARDEN & BRICK STORE
- SHORT WALK TO CONGLETON TOWN CENTRE

**A CHARMING PERIOD HOME FULL OF CHARACTER, MODERNISED AND JUST A SHORT STROLL FROM CONGLETON TOWN CENTRE – NO ONWARD CHAIN**

**Behind its traditional late 19th-century façade lies a wonderfully inviting home, where timeless period character blends effortlessly with modern-day comfort. Boasting two generous double bedrooms, two characterful reception rooms and a delightful enclosed rear garden, this charming terraced property offers far more than first impressions might suggest.**

The property retains a wealth of original charm, including exposed brick fireplaces and oak flooring creating a home that feels warm, welcoming and full of personality.

Step inside and discover an attractive lounge, where a striking exposed brick fireplace with open fire takes centre stage, complemented by the natural warmth of oak flooring. An opening leads through to the equally appealing dining room, another wonderfully characterful space featuring an exposed brick fireplace.

To the rear, the modern fitted kitchen provides an attractive contrast to the property's period features, with bespoke painted oak effect-fronted cabinetry, practical work surfaces and some integrated appliances. A door opens directly onto the rear garden, providing a lovely connection between indoor and outdoor living.

Upstairs, the accommodation continues to impress with **two well-proportioned double bedrooms**, both offering comfortable and versatile living space. The contemporary family bathroom is accessed independently from the landing and features a modern white suite with a shower over the bath, together with a useful airing cupboard housing the gas combination boiler.

**Outside, the enclosed rear garden is another appealing feature of this lovely home.** Offering a welcome retreat from the bustle of everyday life, it includes patio seating areas ideal for alfresco dining, summer evenings or simply relaxing outdoors. A useful brick-built store provides additional practical storage. The property also benefits from PVCu double glazing and gas central heating. Overnight on-street parking is available immediately outside between 6pm and 8am, with unrestricted on-street parking available along adjoining Swan Street.

**The location is equally attractive.** Perfectly positioned within easy walking distance of Congleton's vibrant town centre, residents can enjoy an excellent selection of independent shops, cafés, restaurants and everyday amenities. The beautiful, award-winning Congleton Park and picturesque Astbury Mere are also within easy reach, offering wonderful opportunities for leisurely walks and outdoor recreation.

Whether you're a first-time buyer looking for a home with individuality, a professional seeking the convenience of town-centre living, or someone wishing to downsize without compromising on character, this delightful property has much to offer.

**Offered for sale with NO ONWARD CHAIN, this is a wonderful opportunity to acquire a charming, character-filled home in a highly convenient location. Early viewing is warmly recommended to fully appreciate all that lies beyond its modest façade.**

**The accommodation briefly comprises:**
(all dimensions are approximate)

FRONT ENTRANCE : Composite panelled front door to lounge.

LOUNGE 11' 6'' x 9' 5'' (3.50m x 2.87m) max: PVCu double glazed window to front aspect. Exposed brick built open coal fireplace set on quarry tiled hearth. Double panel central heating radiator. 13 Amp power points. Natural oak floor. Understairs store cupboard.

DINING ROOM 11' 6'' x 11' 3'' (3.50m x 3.43m) max: PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Television aerial point. Exposed brick built fireplace with quarry tiled hearth. Natural oak floor.

KITCHEN 8' 8'' x 5' 7'' (2.64m x 1.70m): PVCu double glazed window to rear aspect. Custom painted oak effect fronted eye level and base units having natural oak effect roll edge formica preparation surfaces over with stainless steel single drainer sink unit inset. Built in 4 ring gas hob with built in electric oven/grill below. Space and plumbing for washing machine. Integrated fridge. Grey splashback boarding. Double panel central heating radiator. Slate effect tiled floor. PVCu double glazed door to rear aspect.

First Floor :

LANDING : Low voltage downlighters inset. 13 Amp power points.

BEDROOM 1 FRONT 10' 2'' x 9' 4'' (3.10m x 2.84m): PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 2 REAR 11' 6'' x 8' 2'' (3.50m x 2.49m) max: PVCu double glazed window to rear aspect. Double panel central heating radiator. 13 Amp power points. Built in wardrobe with loft access.

BATHROOM 8' 10'' x 5' 7'' (2.69m x 1.70m): PVCu double glazed window to rear aspect. Modern white suite comprising: low level w.c., pedestal wash hand basin and panelled bath with Triton mains fed shower over. White glazed tiles to splashbacks. Wall mounted centrally heated towel radiator. Mosaic effect floor tiles. Cupboard housing Alpha gas combination boiler.

Outside :

REAR : Enclosed garden with paved seating area and golden shale chippings laid beyond. Brick built outhouse. Gate provides rear pedestrian access.

TENURE : Leasehold.

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 4BP







