



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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21 Wagg Street
Congleton, Cheshire CW12 4BA

Selling Price: £350,000

- UNIQUE LARGE DOUBLE FRONTED TERRACE PROPERTY
- TWO RECEPTION ROOMS PLUS SUN ROOM
- MODERN STYLISH KITCHEN & BATHROOM
- FOUR DOUBLE BEDROOMS
- GARAGE & DRIVEWAY
- REAR GARDEN WITH DETACHED ANNEXE BUILDING
- LOCATED VERY CLOSE TO TOWN CENTRE
- NO CHAIN

FOR SALE BY PRIVATE TREATY (Subject to contract)

A truly unique property offering masses of flexible accommodation throughout and located in the very heart of the bustling market town of Congleton!

At first glance, the Cheshire Brick double frontage is sure to intrigue those buyers amongst you that are looking for a 'break from the norm'. Upon entry, you won't be disappointed! Boasting an impressive 2500 square feet. The internal rooms are spacious, well proportioned and well presented throughout.

Internally you'll find; entrance porch, entrance hall, guest WC, lounge, dining room and MODERN STYLISH kitchen to the ground floor whilst upstairs are FOUR DOUBLE BEDROOMS, ensuite and LUXURY bathroom!

Outside gives access to the useful GARAGE and the pleasant sun room that enjoys views over the mature walled gardens! To the rear of the gardens lies a hidden gem by way of a DETACHED ANNEXE BUILDING that could suit a wide range of uses...office, gym, studio...or subject to planning permissions..perhaps even a dwelling!! To the front of the property you can enjoy the rare benefit of your own parking, a useful addition in any traditional town centre property!

Despite the shops, cafes, bars and restaurants being within such easy reach...the location is also ideal for access to primary and secondary schools

and a short walk to plentiful countryside. the A34 and M6 Motorway are also within easy driving reach.

Offered for sale with NO ONWARD CHAIN, we thoroughly recommend an internal viewing to witness just how much is on offer here so call us now!

The accommodation briefly comprises
(all dimensions are approximate)

ENTRANCE PORCH : Oak entrance door. Feature parquet flooring.

ENTRANCE HALL : Feature parquet flooring. Double panel central heating radiator.

CLOAKROOM : PVCu double glazed privacy window to rear aspect. W.C. Wash hand basin. Single panel central heating radiator.

Open plan Lounge / Dining Room :

LOUNGE 17' 6" x 11' 8" (5.33m x 3.55m): Secondary glazed bow window to front aspect. Single panel central heating radiator. Open fire with decorative surround. Oak effect floor. Squared off opening to:

DINING ROOM 16' 10" x 10' 10" (5.13m x 3.30m): PVCu double glazed window to side aspect. Two double panel central heating radiators. Oak effect floor. Return stairs to first floor.

BREAKFAST KITCHEN 13' 0" x 11' 1" (3.96m x 3.38m): PVCu double glazed window to side aspect. Low voltage downlighters inset. Modern contemporary clean lined fitted kitchen with contrasting light grey eye level units with deep chalky blue base units with natural oak preparation surfaces over with composite 1.5 sink unit inset with mixer tap. Integrated dishwasher. Space for Range cooker with wide Rangemaster extractor canopy hood over. Electric kick board heater. Space and plumbing for a

washing machine, tumble dryer and fridge freezer. 13 Amp power points. Oak effect floor as laid. PVCu double glazed door to outside.

First Floor :

LANDING : Access to roof space. Coving to ceiling. 13 Amp power points.

BEDROOM 1 FRONT 14' 11" x 14' 10" (4.54m x 4.52m): Two secondary glazed windows to front aspect. Two single panel central heating radiators. 13 Amp power points. Two built in store cupboards with hanging rail and shelves.

EN SUITE : PVCu double glazed privacy window to rear aspect. Shower cubicle with mains fed shower. Wash hand basin set in tiled vanity surround.

BEDROOM 2 FRONT 11' 11" x 9' 4" (3.63m x 2.84m): Sash window to front aspect. Single panel central heating radiator. Wash hand basin. Fitted wardrobes.

BEDROOM 3 SIDE 11' 11" x 8' 0" (3.63m x 2.44m): PVCu double glazed window to side aspect. Single panel central heating radiator. Built in cupboard housing a wash hand basin.

BEDROOM 4 FRONT 10' 9" x 6' 7" (3.27m x 2.01m): Sash window to front aspect. Single panel central heating radiator. Built in wardrobe.

BATHROOM 9' 6" x 7' 8" (2.89m x 2.34m): Double glazed privacy window to rear aspect. Low level W.C. Large corner shower cubicle housing a mains fed shower. Freestanding bath with chrome pillar bath tap and shower attachment. Ceramic wash hand basin set on blue washstand. Chrome centrally heated towel radiator. Store cupboard housing Main gas combi boiler.

ATTACHED GARAGE 19' 4" x 8' 7" (5.89m x 2.61m) **internal measurements**: Electric roll shutter door. Power and lights.

SUN ROOM 12' 3" x 6' 2" (3.73m x 1.88m): Double glazed to two sides. Door to side.

DETACHED ANNEXE 23' 1" x 15' 5" (7.03m x 4.70m): Window and feature door to front aspect. Enclosed W.C. and wash hand basin. Access ladder to first floor having velux style sky light. Power and light. A flexible space to suit a wide range of uses i.e. gym, office or studio.

Outside :

REAR : Walled garden with flagged patio and generous sized lawns with various flower beds and borders. Hot and cold water taps. Gated access to front.

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: C

DIRECTIONS: SATNAV CW12 4BA

