



91 WAGGS ROAD, CONGLETON, CW12 4BT

£290,000



STEPHENSON BROWNE



Stephenson Browne are delighted to present this characterful three-bedroom semi-detached home, perfectly positioned on the ever-desirable Waggs Road.

Brimming with charm and original features, this spacious property offers versatile living accommodation ideal for family life. Upon entering, you are greeted by a entrance hall that sets the tone for the rest of the home. The ground floor boasts two generously sized reception rooms, both rich in character, along with a cosy snug — perfect for a home office or playroom. To the rear, a spacious kitchen-diner enjoys delightful views over the extensive rear garden, making it a perfect hub for entertaining.

Upstairs, the property comprises two well-proportioned double bedrooms, both benefiting from far-reaching views, a third single bedroom, and a family bathroom.

Externally, the home continues to impress with ample off-road parking, a beautifully maintained and expansive rear garden, a double garage offering excellent storage or workshop potential, and the added convenience of an outside WC.

Situated on Waggs Road, this property enjoys a prime location within one of Congleton's most desirable residential areas. Just a short distance from the town centre, it offers easy access to a wide range of local amenities including supermarkets, independent shops, cafes, and leisure facilities — all while maintaining a peaceful, community-focused atmosphere.

Families will particularly appreciate the proximity to well-regarded schools such as Marlfields Primary, Eaton Bank Academy, and Congleton High School. For commuters, excellent transport links are available with Congleton train station less than 1.5 miles away.

This charming property is full of potential and offers a fantastic opportunity for a family to put their own stamp on a truly special home.





### **Snug**

12'1" x 10'6"

### **Dining Room**

14'0" x 10'11"

### **Lounge**

12'0" x 10'6"

### **Kitchen Diner**

12'0" x 11'6"

### **Bedroom One**

14'0" x 10'9"

### **Bedroom Two**

13'4" x 12'1"

### **Bedroom Three**

7'11" x 7'4"

### **Bathroom**

8'9" x 4'5"

### **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.

### **Need To Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.





## AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

## Land Registry Disclaimer

Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

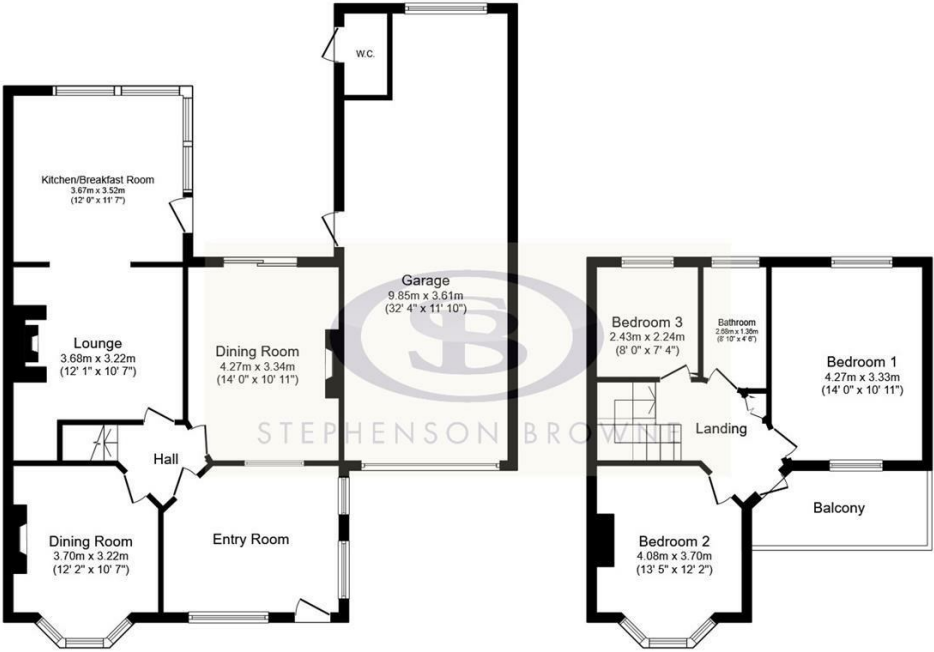








Floor Plan



Ground Floor

Floor area 105.5 m<sup>2</sup> (1,136 sq.ft.) approx

First Floor

Floor area 42.6 m<sup>2</sup> (459 sq.ft.) approx

Total floor area 148.2 m<sup>2</sup> (1,595 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

Area Map



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give note that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees. and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to be the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty in relation to this property; (4) fixtures and fittings are subject to a formal list supplied by the vendors solicitor. Referring to: Move with Us Ltd Average fee: £123.64