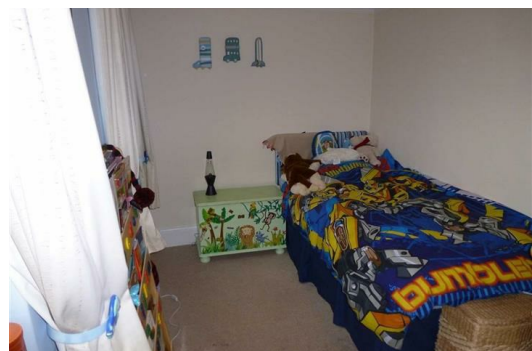




## 77, Waggs Road, Congleton, Cheshire, CW12 4BT

Bettermove offer ATTRACTIVELY PRICED PROPERTIES from MOTIVATED VENDORS. All our properties are PRICED to ENCOURAGE a QUICK SALE.

We are delighted to offer this generously proportioned detached family sized property which benefits from a two storey rear extension. The property enjoys an elevated non estate position and generous plot which backs onto open countryside. The property is in great area near excellent schools.



### Storm Porch

Feature brick arched entry. Quarry tiled floor. Part glazed hard wood style external door giving access to the reception hall. External power socket.

### Reception Hall

Frosted glazed windows to the front aspect. Feature solid oak wood style floor. Decorative turned spindle staircase to the first floor. Central heating radiator. Decorative dado rail. Smoke alarm. Period panelled style doors giving access to the lounge and sitting room and under stairs cloaks storage area with space for a tall fridge freezer, power and lighting.

### Lounge 19'2" x 11'11" (5.85 x 3.65)

Feature double glazed bay window to the front aspect. Feature fireplace comprising coal effect living flame gas fire with feature period style back, polished granite hearth and period style fire surround. Pendant light point plus two wall light points. Decorative picture rail. Open rounded archway to the dining kitchen.

### Sitting Room 8'10" x 10'9" (2.71 x 3.28)

Double glazed window to the front aspect. Central heating radiator. Beech wood style floor. Decorative picture rail and ceiling coving

### Dining Kitchen 27'6" x 7'0" plus 8'6" x 6'9" (8.39 x 2.14 plus 2.6 x 2.06)

'L' shaped room measurements from wall to wall

### Dining Area

Double glazed feature sliding patio door giving access to the rear conservatory. Kitchen storage unit with feature oak wood breakfast bar with seating for two. Central heating radiator. Two wall light points. External door to the outside

### Kitchen Area

Two double glazed windows to the rear aspect. Feature custom built oak fronted traditional style kitchen suite with feature polished granite work surfaces incorporating Franke one and half bowl sunken sink with machined drainer grooves and brushed chrome effect mixer tap over. Feature gas range cooker comprising five gas ring hobs plus double oven and grill. Concealed extractor canopy fitted above. Integral washing machine, integral fridge, integral Smeg dishwasher. Feature natural lime stone splash back tiled walling. Natural slate style floor. Further kitchen features include 'magic corner' carousel storage units. Under wall unit concealed down lighting. Integral wine rack. Decorative unit cornice. Period style unit handles. Tall wall storage cabinets offering three shelving areas. Brushed chrome wall switches and sockets. Central heating

### Conservatory 9'3" x 9'11" (2.84 x 3.03)

Bevelled double glazed windows to three sides incorporating central french doors giving access to the rear garden. Polypropylene ceiling with extractor fan. Two wall light points. Power sockets. Natural stone effect tiled floor

### First Floor Landing

Split landing. Decorative spindle galleried style balustrade. Access to the loft. Period panelled style doors to the bedrooms and bathroom.

### Master Bedroom 14'7" x 11'6" (4.45 x 3.53)

Double glazed window to the rear aspect with views. Central heating radiator. Decorative picture rail. Pendant light point. Panelled door to the en suite.

### Master En Suite

Frosted double glazed window to the rear aspect. White three piece suite comprising: W.C, vanity sink basin with polished chrome style taps over built in base storage unit with white traditional style unit doors, large recessed shower cubicle with polished chrome Bristan Victorian rain shower valve having large showering rose plus hand held showering rose. Two tone marbled effect splash back tiled walling with decorative border tiles inset. Contemporary style central heating radiator. Shaver point.

### Bedroom Two 12'0" x 12'2" (3.66 x 3.73)

maximum measurements 'L' shaped room - Feature double glazed bay window to the front aspect with far reaching views. Decorative picture rail. Central heating radiator.

### Bedroom Three 15'10" x 7'10" (4.84 x 2.39)

Feature arched double glazed window to the front aspect with views. Double glazed window to the front aspect with views. Decorative picture rail. Central heating radiator.

### Bedroom Four 8'7" x 7'0" (2.64 x 2.15)

Double glazed window to the rear aspect. Central heating radiator. Recessed built in shelved storage cupboard.

### Bathroom

Frosted double glazed window to the side aspect. Four piece white bathroom suite comprising: low level W.C, panelled bath with filler/shower mixer tap in polished chrome, pedestal sink with polished chrome style taps and polished chrome integral towel rail, corner shower cubicle with Bristan shower feature multi jet mixer shower comprising large showering rose plus four body jets. Tall polished chrome contemporary ladder style heated towel radiator. Granite effect splash back tiled walling with decorative border tiles inset. Natural stone effect vinyl floor. Recessed ceiling down lighting.

### Outside

The property occupies a deep plot with gardens to the front and rear plus driveway to the side.

### Front

The property is approached via a shared tarmac drive. There is a 30ft by 35ft tarmac parking area which serves additional access to a concrete print driveway at the side. Adjacent to the main parking area a delightful front formal garden is situated with well stocked beds and borders plus concrete print perimeter path.

### Detached Garage 9'9" x 21'8" (2.98 x 6.61)

Concrete sectional garage with corrugated roof. Up and over garage door. Windows to the side. Skylight panels. Power, strip lighting. A gate adjacent to the garage gives access to the rear garden.

### Outside

A delightful mature leafy rear garden comprising shaped lawn with well stocked beds and borders plus good sized patio area immediately adjacent to the property ideal for alfresco dining. Further flagged garden area to the rear of the garage with hard standing for a green house. The rear garden is fully enclosed with timber fencing and mature hedging. Both front and rear aspects offer high degrees of privacy.

### Side Work Shop 15'5" x 6'7" (4.71 x 2.03)

Timber lean to style construction. Front and rear access doors. Built in storage rack plus work bench and high level shelving. Multiple lighting. Power points.

