

# chris ham riding

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## 41 Waggs Road, Congleton, CW12 4BP

Price Guide £170,000

Welcome to 41 Waggs Road, a rare opportunity to acquire a beautifully refurbished no-chain character home, blending timeless charm with contemporary style. Thoughtfully upgraded to exacting standards, the owner has stopped at nothing to create a home which is both stylish and practical, ready to move into and enjoy from the very first turn of the key.

The ground floor features two inviting reception rooms with mood lighting, plentiful sockets, and stylish flooring, creating perfect spaces for family life, entertaining, or simply relaxing. At the rear, a luxury shaker-style kitchen with quality handles, sleek appliances, metro tiling, and a contemporary floor forms the heart of the home. The lower ground floor houses a beautifully presented and characterful cellar, ideal for storage, a home office, or even a personal gym, providing versatile extra space to suit modern lifestyles.

Upstairs, two generous double bedrooms feature fresh décor, plush new carpets, storage, and feature lighting. A large gallery landing with storage, adds character and independent access to a period-inspired bathroom, combining a bath with shower, quality fixtures, elegant tiling, and a contemporary floor for a relaxing retreat. Outside, the neat rear garden features a paved patio, character walls, and a handy external store – perfect for enjoying summer days or quiet evenings and entertaining with family or friends. The home is equipped with PVC double glazing and gas central heating.

Set on the characterful Waggs Road in Congleton, the location offers countryside walks, highly regarded schools, and excellent transport links, all within easy reach of town amenities. This home combines comfort, style, and lifestyle, making it perfect for families or those seeking a welcoming, ready-to-enjoy home.

**Lounge 12'3" x 10'0" (3.74 x 3.05)**

**Dining room 11'5" x 10'2" (3.50 x 3.1)**

**Kitchen 6'9" x 5'9" (2.07 x 1.77)**

**Landing 11'6" x 5'10" max (3.52 x 1.78 max)**

**Bedroom 1 10'7" x 9'11" (3.24 x 3.04)**

**Bedroom 2 11'6" x 7'6" (3.51 x 2.30)**

**Bathroom 1.77 x 2.04**

**Cellar 13'5" x 10'7" (4.11 x 3.25)**

**Rear yard garden**

**External store**



Floor Plan

