

All contents, positioning & measurements are approximate and for display purposes only



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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**88 Loachbrook Farm Way,
Congleton, Cheshire CW12 4DE**

Selling Price: £300,000

- ATTRACTIVE DOUBLE-FRONTED HOME
- THREE GENEROUS BEDROOMS
- QUALITY FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS DUAL ASPECT LOUNGE
- MODERN BATHROOM & EN-SUITE TO MASTER BEDROOM
- DOWNSTAIRS W.C. UTILITY ROOM
- DRIVEWAY PARKING, SINGLE GARAGE & LANDSCAPED GARDENS
- SOUGHT AFTER DEVELOPMENT ON THE EDGE OF CONGLETON
- CLOSE TO SCHOOLS & AMENITIES & COMMUTER LINKS

FOR SALE BY PRIVATE TREATY (Subject to contract)

A very attractive, rendered home situated in the heart of a much sought after development on the edge of Congleton.

The property is presented to a high standard and the fully centrally heated and PVCu double glazed accommodation comprises central hall with cloakroom W.C./utility room off and doors either side to lounge and fully fitted white hi-gloss kitchen diner to the ground floor.

At first floor level, off the galleried landing with window, are three bedrooms, the master having fitted wardrobes and en-suite shower room, and completing the accommodation is a family bathroom.

Externally to the front is a driveway and single garage together with open plan front lawn and gate to a garden which is well tended, being fully enclosed having stone patio and lawn with rose borders; perfect for relaxing and al-fresco dining.

Loachbrook Farm Way is conveniently situated for local schools for all ages, the countryside and West Heath Shopping Centre which has shops, restaurants, takeaways, supermarkets, and a public house. The property is also conveniently situated for the Congleton Link Road and a short drive to the M6 Motorway.

Competitively priced to encourage a sale so make that viewing quickly to avoid disappointment.



The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : Single panel central heating radiator. Tiled floor. Doors to all rooms.

CLOAKROOM W.C./UTILITY 7' 2" x 5' 8" (2.18m x 1.73m)
max : White suite comprising: Wall hung W.C., and wall hung wash hand basin. Base unit with space and plumbing for a washing machine below. Door to deep cylinder cupboard. Single panel central heating radiator. Half tiled walls. Tiled floor.

LOUNGE 18' 1" x 10' 11" (5.51m x 3.32m) max : Two PVCu double glazed windows to side aspect. PVCu double glazed box bay window to front aspect. Two double panel central heating radiators. 13 Amp power points.

KITCHEN DINER 18' 1" x 11' 7" (5.51m x 3.53m) max : PVCu double glazed box bay window to front aspect. PVCu double glazed window to garden aspect. Fitted with a range of white hi-gloss base and eye level units with attractive preparation surfaces having stainless steel 1.5 bowl sink unit inset. 5 ring gas hob with extractor canopy over. Integrated dishwasher, fridge freezer and split level double oven. Cupboard housing gas central heating boiler. Two double panel central heating radiators. Tiled floor. PVCu double glazed French doors opening to the garden.

First Floor :

GALLERIED LANDING : PVCu double glazed window to front aspect. Access to roof space. Single panel central heating radiator. 13 Amp power points. Doors to three bedrooms and bathroom.

BEDROOM 1 FRONT 12' 2" x 11' 8" (3.71m x 3.55m) max : PVCu double glazed box bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Double doors to fitted wardrobes. Door to:

EN-SUITE 5' 0" x 5' 0" (1.52m x 1.52m) : PVCu double glazed opaque window. White suite comprising: Wall hung W.C., wall hung wash hand basin and large double sized shower enclosure. Chrome centrally heated towel radiator. Shaver point. Half tiled walls. Tiled floor.

BEDROOM 2 FRONT 11' 0" x 10' 0" (3.35m x 3.05m) : PVCu double glazed box bay window to front aspect. PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 SIDE 6' 11" x 10' 10" (2.11m x 3.30m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 10" x 6' 2" (2.08m x 1.88m) : White suite comprising: Wall hung W.C., wall hung wash hand basin and panelled bath with central mixer tap, shower and glass screen over. Chrome centrally heated towel radiator. Half tiled walls. Tiled floor.

Outside :

FRONT : Open plan lawn with path to front door and path leading to the garden gate.

SIDE : Fully enclosed with timber fencing and pedestrian access gate. Stone flag patio edged with railway sleepers beyond which are lawned gardens with rose and flower borders. Outside tap.

SINGLE GARAGE 17' 6" x 9' 0" (5.33m x 2.74m) internal measurements : Tarmac parking in front of garage for one car terminating at the up and over door. Internal lights and power points.



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**.

TAX BAND: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4DE

