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8/28/22, 9:48 AM Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

31, Loachbrook Farm Way CONGLETON CW12 4BF

Energy rating	B
Valid until:	3 December 2024
Certificate number:	

Property type
Semi-detached house

Total floor area
79 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-tenants-guidance>.

Energy efficiency rating for this property
This property's current energy rating is B. It has the potential to be A.
[See how to improve this property's energy performance.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0134-3807-7279-9604-1681>

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.

2-4 West Street Congleton Cheshire CW12 1JR

Tel: 01260 271255 Fax: 01260 299280

Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
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www.timothyabrown.co.uk



31 Loachbrook Farm Way

Congleton, Cheshire CW12 4BF

Selling Price: Fixed £140,000

- WELL PRESENTED SEMI-DETACHED FAMILY HOME
- OFFERED FOR SALE ON A 50% OWNERSHIP BASIS
- THREE BEDROOMS
- TWO BATHROOMS
- LARGE REAR ENCLOSED GARDEN
- DRIVEWAY FOR TWO CARS
- POPULAR WEST HEATH AREA

FOR SALE BY PRIVATE TREATY (Subject to contract)

This recently constructed home is offered for sale on a 50% shared ownership basis with a rent payable on the other 50% of £310 per calendar month, administered by Heylo Housing Registered Provider Limited.

Its open market price is £280,000 and £140,000 is for a half share. As part of the lease agreement Heylo are responsible for the building insurance which we are advised is collected as part of the monthly payment of £310.

An immaculately presented semi with large sunny aspect rear garden and long driveway to the side providing parking for two cars. The property is constructed by Bovis Homes and the development is known as 'Loachbrook Meadow'

This house is built to modern high construction standards being energy rating 'B' and having PVCu double glazing and gas fired central heating.

The internal accommodation comprises: hall with cloakroom/W.C., stairs and door to open plan lounge/diner overlooking the rear garden and completing the ground floor is a fully fitted kitchen with attractive white hi-gloss units with extensive integrated appliances.

At first floor level the landing allows access to the three bedrooms, the master having fitted wardrobes and ensuite, completing the accommodation is a family bathroom.



An ideal location for families, the closeby choice of excellent schools for all ages and West Heath shopping centre all with a short walking distance as is the countryside walks.

The property is located on the edge of town with great motorway links to the M6 and recently opened Congleton bypass.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Composite front door to hall.

HALL : Single panel central heating radiator. 13 Amp power points. Stairs. Doors to lounge and cloakroom/W.C.

SEPARATE W.C. : PVCu double glazed window. White suite comprising: low level W.C., pedestal wash hand basin. Single panel central heating radiator. Tiled floor.

LOUNGE/DINER 15' 6" x 16' 10" (4.72m x 5.13m) maximum: PVCu double glazed window to side aspect. PVCu double glazed window with central double door to rear patio and garden. Door to under stairs storage. Three double panel central heating radiators. Two television aerial points. 13 Amp power points.

KITCHEN 9' 2" x 8' 0" (2.79m x 2.44m): PVCu double glazed window to front aspect. Low voltage lights to ceiling. Hi-gloss white fitted base and eye level units with roll edge laminated surfaces. One and a half bowl single drainer stainless steel sink. Integrated appliances comprising: split level oven, gas hob with extractor and canopy over, dishwasher, fridge freezer and washing machine. 13 Amp power points. Tiled floor. Concealed gas central heating boiler.

First Floor :

LANDING : Access to roof space. 13 Amp power points. Doors to all rooms.

BEDROOM 1 FRONT 10' 2" x 12' 8" (3.10m x 3.86m) maximum 9'0" minimum: PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. Double doors to fitted wardrobes. Door to ensuite.

EN SUITE : PVCu double glazed opaque window to front aspect. White suite comprising: low level W.C., pedestal wash hand basin and double size shower enclosure. Tiled floor. Part tiled walls. Heated towel rail/radiator. Electric shower point. Low voltage lights to ceiling.

BEDROOM 2 REAR 10' 5" x 8' 9" (3.17m x 2.66m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 10' 7" x 6' 6" (3.22m x 1.98m): PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM : PVCu opaque double glazed window to side aspect. White suite comprising: low level W.C., pedestal wash hand basin and panelled bath with shower and glass screen over. Tiled floor. Part tiled walls. Single panel central heating radiator. Low voltage lights to ceiling.

OUTSIDE :

FRONT : Open plan lawn with path to front door.

SIDE : Tarmac driveway providing parking for two cars. Gate access to rear garden.

REAR : A large fully enclosed garden with sunny aspect having patio area on to lawn at the bottom of the garden is a raised alfresco timber decked area. Outside tap and light. The vendor is prepared to leave the garden shed and bar.

SERVICES : All mains services are connected (although not tested).

TENURE : Leasehold.

VIEWING : Strictly by appointment through the sole selling agent **TIMOTHY A BROWN.**

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: From our offices proceed along West Street to the roundabout and continue across on to West Road. At the Tesco Express roundabout take the second exit on to Sandbach Road. In around one mile the Loachbrook Meadow Development will be found on your right hand side.

