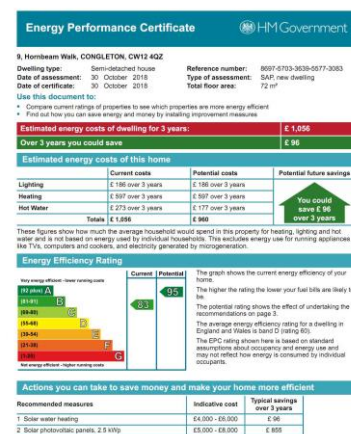


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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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Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Loachbrook House

9 Hornbeam Walk, Congleton, Cheshire
CW12 4QZ

Selling Price: Offers in Excess of

- MODERN HIGHLY SPECIFIED 3 BEDROOM FAMILY HOME
- SPACIOUS FAMILY DINING KITCHEN
- FAMILY BATHROOM & EN SUITE SHOWER ROOM
- FITTED KITCHEN WITH INTEGRATED APPLIANCES
- REAR GARDEN WITH SUNNY ASPECT
- DRIVEWAY & GARAGE
- SOUGHT AFTER RESIDEINTIAL LOCALITY
- NO CHAIN

****NO CHAIN - VACANT POSSESSION UPON COMPLETION****

**** A modern, highly specified, three bedroom, two bathroom family home, with enclosed sunny aspect rear garden, driveway and garage ** Excellent West Heath location close to reputable schools and shops ** On site park/ play area ** ** Quiet position set back away from main roads ****

Ideal family home ** Lovely large lounge Spacious family dining kitchen ** Cloakroom/Utility ** Three bedrooms, family bathroom and master en suite shower room ** Very stylish interior with stunning kitchen and bathroom suites ** Brick built garage ** Driveway parking for 3/4 cars ** Well equipped kitchen with integrated cooking appliances, fridge freezer, and dishwasher ** En suite with large shower cubicle ** Master bedroom with built in wardrobe ** Bathroom with a shower over the bath ** PVC double glazing and gas central heating ****

Excellent links to all major routes to include the A34 and M6 ** Short drive to Congleton Town Centre, Retail Park and Astbury Mere Country Park ** Site with open green amenity spaces and and on site park/ play area **

Located on the popular Loachbrook Farm Development, the property enjoys a very pleasant setting and benefits from both on site amenities and local amenities. The estate is smart, nicely set out with a good variety of attractive looking homes. And, as an added bonus, the on site



playground located just a short walk from our subject property!

An ideal location for families, within the catchment of primary schools such as The Quinta and Blackfirs, and Congleton High Academy, all literally within a few minutes' walk. Conveniently within the immediate vicinity is the West Heath Shopping Centre, offering the likes of ALDI, Subway, McColls, Indian and Chinese restaurants, fish and chip shop, hairdressers and vets, to name but a few. Astbury Mere is also only a short walk away.

Virtually immediate access onto the main arterial route to the M6 motorway, which lies 6 miles to the west, and Manchester Airport is approximately 17 miles north and again easily accessed by road.

The area has been further enhanced with the completion of the new Congleton link road, which opened in 2021. The Congleton link road joins the A534 Sandbach Road (to the west of Congleton) with the A536 Macclesfield Road (to the north of the town).

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Natural oak front door with double glazed centre panel.

HALL 9' 6" x 6' 5" (2.89m x 1.95m) : Single panel central heating radiator. 13 Amp power points. Ceramic tiled floor. Stairs to first floor with oak hand rail.



SEPARATE W.C. : PVCu double glazed window to rear aspect. White suite comprising: low level w.c. with concealed cistern and pedestal wash hand basin. Single panel central heating radiator. Ceramic tiled floor. Space and plumbing for washing machine. Cupboard housing pressurised hot water cylinder.

LOUNGE 15' 6" x 10' 10" (4.72m x 3.30m) : PVCu double glazed bay window to front aspect and two PVCu double glazed windows to side aspect. Two double panel central heating radiators. 13 Amp power points. Television aerial point.

DINING KITCHEN 15' 5" x 11' 6" (4.70m x 3.50m) plus bay : PVCu double glazed bay window to front aspect and PVCu double glazed window to side aspect. Low voltage downlighters inset. Extensive range of hi gloss eye level and base units in coffee cream colour with quartz surfaces over and a preformed drainer with composite double bowl sink unit inset with Chef's tap. Built in NEFF 4 ring induction hob with stainless steel extractor canopy over. Built in double electric oven and grill. Integrated fridge, freezer and dishwasher. Cupboard housing Potterton gas central heating boiler. Two double panel central heating radiators. 13 Amp power points. Ceramic floor tiles. PVCu double glazed French doors opening to the rear garden.

First Floor :

GALLERIED LANDING : Spindled balustrade with oak hand rail. PVCu double glazed windows to dual aspects. Single panel central heating radiator. 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 9' 10" x 9' 0" (2.99m x 2.74m) to wardrobes : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Built in double wardrobe. Television aerial point. BT telephone point (subject to BT approval).

EN SUITE 6' 10" x 5' 0" (2.08m x 1.52m) : PVCu double glazed window. Low voltage downlighters inset. Modern white suite comprising: low level w.c. with concealed cistern, wall hung wash hand basin and double sized shower cubicle with glass sliding door housing a mains fed shower. Chrome centrally heated towel radiator. Ceramic tiled floor. Shaver point. Walls tiled to splashbacks.



BEDROOM 2 FRONT 8' 9" x 8' 4" (2.66m x 2.54m) : PVCu double glazed window to front aspect. Double panel central heating radiator. 13 Amp power points. Built in double wardrobes.

BEDROOM 3 SIDE 10' 11" x 6' 11" (3.32m x 2.11m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points. Built in bedroom furniture of double wardrobes and drawers.

BATHROOM 6' 9" x 5' 7" (2.06m x 1.70m) : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Modern white suite comprising: low level w.c. with concealed cistern and wall hung wash hand basin. Panelled bath with mains fed shower over and glass screen. Chrome centrally heated towel radiator. Ceramic tiled floor. Half tiled walls.

Outside :

FRONT : Lawned garden with paved area and hedging. Driveway leading to garage.

GARAGE 18' 1" x 9' 0" (5.51m x 2.74m) internal measurements : Electrically operated roller shutter door. Power and light. Wooden storage racking. Boarded out roof storage area.

REAR : Adjacent to the rear of the property is an Indian stone paved terrace ideal for alfresco entertaining beyond which is laid to modern artificial grass, all encompassed with timber lapped fencing. Cold water tap. Quality timber summer house. A path to one side provides secure gated access to the front.

TENURE : Freehold (Subject to solicitors verification).

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

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

TAX BAND: D

LOCAL AUTHORITY: Cheshire East Council

DIRECTIONS: SATNAV: CW12 2QZ

