

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



Energy performance certificate (EPC)

57 Loachbrook Farm Way CONGLETON CW12 4BF	Energy rating B	Valid until: 30 May 2027
		Certificate number: 8793-7135-5540-3239-0876

Property type	Detached house
Total floor area	150 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

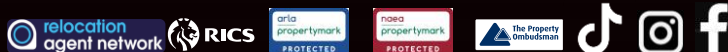
For properties in England and Wales:

the average energy rating is D
the average energy score is 60

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 Email:



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

www.timothyabrown.co.uk



57 Loachbrook Farm Way
Congleton, Cheshire CW12 4BF

Selling Price: £495,000

- SUPERIOR HIGH SPEC DETACHED EXECUTIVE HOME
- FIVE BEDROOMS
- TWO BATHROOMS
- IMPRESSIVE LIVING DINING KITCHEN. SEPARATE UTILITY
- SPACIOUS LOUNGE. OFFICE/SNUG ROOM
- DRIVEWAY PROVIDING PARKING FOR 3-4 CARS & SINGLE GARAGE
- FRONT & REAR GARDENS
- SOMERFORD/WEST HEATH LOCALITY CLOSE TO SCHOOLS & AMENITIES

FOR SALE BY PRIVATE TREATY (Subject to contract)

A HUGEY DESIRABLE SUPERIOR DETACHED EXECUTIVE HOME APPROACHING SOME 1,600 SQFT. SPACIOUS ROOM PROPORTIONS. HIGH END SPECIFICATION AND VERSATILE SPACES. AN EXCELLENT FAMILY HOME SET ON THE FRINGE OF THIS HUGEY MATURING DEVELOPMENT AND UNUSUALLY BENEFITING FROM OPEN GREEN SPACES FOR ALL THE FAMILY TO ENJOY.

If the FIVE bedrooms and TWO bathrooms are not enough this home features an enormous living dining kitchen which opens to the larger than expected gardens. To complement the internal accommodation, the driveway provides parking for 3/4 cars, and there's a single garage too! The rear garden captures sun in different areas throughout the day.

The deep entrance hall links the cloakroom, study (or even a snug/playroom) and stairs to the first floor. The 20’ x 12’ lounge features a bay window, enjoys a front aspect and being a spacious square room allows plenty of space for the family to enjoy. The pinnacle which is the open plan living dining kitchen is amazing with a distinct kitchen and dining area which naturally connects with living area, all of which overlooks the fantastic rear gardens. Off the hallway is the useful utility/cloakroom which offers a sink and integrated washing machine.

The staircase to the first floor offers doorways to all 5 bedrooms. The MASTER BEDROOM is simply huge, with fitted mirror fronted wardrobes and an ensuite, bedrooms 2, 3, 4 and 5 are all double rooms. Finally, is the family bathroom.

All in all, a delectable executive family residence in a fabulous and highly sought after area. Call us now to view!

Situated within a hugely favoured bustling development of similar high calibre properties within the Somerford/West Heath locality, with well rated schools at both primary (The



Quinta and Blackfirs) and secondary level (Congleton High) extremely close by thus making this the perfect family home.

Congleton offers a perfect blend of cultural and leisure activities, and well-rated schooling. It hosts a choice of independent and multiple shops, as well as regular markets and craft fairs. The Daneside Theatre and the town’s Jazz & Blues Festival enhance an active cultural scene. Nearby Astbury Mere Country Park is ideal for easy exploration. With Congleton’s broad range of restaurant and bars, you can effortlessly unwind from the working week with family and friends. The town’s retail park offers a Marks & Spencer Simply Food, a comprehensive Boots, a large Tesco and more. The town boasts independent butchers, florists and newsagents as well as essential services such as chemists, doctors and dentists, and a gateway local hospital.

Congleton has outstanding transport and communications links :

- Immediate access to A34 and the new Congleton Link Road, providing convenient main road travel to the North’s cities including Manchester, Leeds and Liverpool, and South to The Potteries, Newcastle under Lyme and Birmingham.
- Congleton is a 10 minute drive from junction 17 of the M6 Motorway, the North West’s primary arterial route, providing easy access to the surrounding areas, towns and cities.
- Manchester International Airport is only 18 miles away, offering direct flights to over 180 domestic and worldwide destinations.
- The major regional rail hub of Crewe is less than 12 miles by swift main roads.



- Congleton’s own railway station is 2 miles away, and provides frequent express trains to Manchester, and regular connections to Stoke on Trent and beyond.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite panelled front door with double glazed upper panels.

HALL 15' 4" x 6' 0" (4.67m x 1.83m) : Double panel central heating radiator. 13 Amp power points. Ceramic tiled floor. Stairs to first floor. Understairs store cupboard with pressurised hot water cylinder.

OFFICE/SNUG 8' 7" x 7' 0" (2.61m x 2.13m) : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

CLOAKROOM W.C./UTILITY 7' 0" x 6' 5" (2.13m x 1.95m) : White suite comprising: Low level W.C. with concealed cistern and pedestal wash hand basin. Single panel central heating radiator. Store cupboards and preparation surfaces with integrated washing machine. Ceramic tiled floor.

LOUNGE 20' 6" x 12' 4" (6.24m x 3.76m) : PVCu double glazed bay window to front aspect. Single panel central heating radiator and double panel central heating radiator. 13 Amp power points. Glazed panelled French doors to:

LIVING DINING KITCHEN 26' 1" x 11' 9" (7.94m x 3.58m) overall :

Kitchen Area : PVCu double glazed window to rear aspect. Low voltage downlighters inset. Extensive range of modern shaker style eye level and base units in 'Sage Green' having white washed wood effect preparation surfaces with 1.5 bowl single drainer sink unit inset. Built in stainless steel 5 ring gas hob with wide extractor hood over. Built in electric double oven and grill. Integrated fridge freezer and dishwasher. Ceramic tiled floor. Cupboard housing Potterton gas central heating boiler.

Living Dining Area : Two double panel central heating radiators. 13 amp power points. Ceramic tiled floor. PVCu double glazed French doors opening to the rear garden.

First Floor :

LANDING : 13 Amp power points. Access to roof space.

BEDROOM 1 FRONT 19' 1" x 12' 8" (5.81m x 3.86m) : PVCu double glazed bay window to front aspect. Single panel central heating radiator. 13 Amp power points. Built in triple wardrobes with mirror fronted doors.



EN-SUITE 6' 9" x 5' 1" (2.06m x 1.55m) : PVCu double glazed window to side aspect. White suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin and separate shower cubicle with glass sliding door and mains fed shower. Ceramic tiled floor.

BEDROOM 2 FRONT 9' 10" x 9' 9" (2.99m x 2.97m) plus door recess and wardrobe area recess : PVCu double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 3 REAR 12' 1" x 8' 9" (3.68m x 2.66m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 4 REAR 10' 1" x 9' 8" (3.07m x 2.94m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BEDROOM 5 REAR 10' 2" x 7' 1" (3.10m x 2.16m) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 10" x 5' 5" (2.08m x 1.65m) : PVCu double glazed window to side aspect. Low voltage downlighters inset. White suite comprising: Low level W.C. with concealed cistern, wall hung wash hand basin and panelled bath with glass screen and mains fed shower.

Outside :

FRONT : Open plan lawns with pathway to the front door. Long driveway with parking for three/four cars.

REAR : Adjacent to the rear of the property is an extensive Indian Stone paved outside dining terrace beyond which are shaped lawned gardens encompassed with well stocked borders and raised planters. Cold water tap. Gated access to front

GARAGE 17' 6" x 9' 1" (5.33m x 2.77m) internal measurements : Up and over door. Power and light

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: F

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4BF

