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109 Loachbrook Farm Way
Congleton, Cheshire CW12 4BF

Selling Price: £279,995

- WELL PRESENTED FOUR BEDROOM FAMILY HOME
- OPEN PLAN LIVING DINING AREA
- MASTER BEDROOM WITH EN SUITE
- PRIVATE & ENCLOSED REAR GARDEN
- OFF ROAD PARKING & GARAGE

FOR SALE BY PRIVATE TREATY (Subject to contract)

Please call Timothy A Brown to view this delightful four bedroom semi detached family home set in the recently constructed Loachbrook Meadow development.

Loachbrook Meadow is popular modern development set in a scenic semi-rural setting, within easy reach of Congleton Town Centre offering a wealth of shops, places to eat and local health and education facilities.

If you are looking for a stylish home in a charming setting, with great commuter links, your search ends here.

The ample sized home offers an open plan living and dining room featuring French doors to the rear, modern fitted kitchen with split level oven and separate hob and hood plus integrated appliances. Downstairs cloakroom. The master bedroom benefits from an en suite, three further bedrooms and a family bathroom complete the first floor.

Externally this residence offers a garage with parking to the side aspect and a good sized private and enclosed garden to the rear.

Loachbrook Farm Way in 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.

The accommodation briefly comprises (all dimensions are approximate)

ENTRANCE : Composite front door to hall.

ENTRANCE HALL : Radiator. Laminate floor. Stairs. Doors to various rooms. Store cupboard.

CLOAKROOM/W.C. : White suite comprising: a hidden cistern W.C. and pedestal wash hand basin. Frosted PVCu double glazed window to front aspect. Radiator. Tile floor.

KITCHEN 11' 8" x 9' 5" (3.55m x 2.87m): Fitted with a modern white hi-gloss suite of wall, drawer and base units with a roll top timber style preparation surface which incorporates a stainless steel one and a half bowl sink unit, mixer tap and drainer. 4-ring gas hob with extractor above and oven/grill unit below. Integrated dishwasher. Built-in washing machine. Integrated fridge and freezer. Tiled flooring. PVCu double glazed window to front aspect. Radiator.

OPEN PLAN LIVING DINING AREA 17' 4" x 16' 7" (5.28m x 5.05m): PVCu double glazed windows to rear. PVCu French doors to rear garden. Two radiators. Laminate floor. Door to airing cupboard.

First Floor Landing : Doors to all rooms.

BEDROOM 1 REAR 9' 3" x 9' 11" (2.82m x 3.02m): PVCu double glazed window to rear aspect. Radiator. Mirror fronted wardrobes to one wall. Door to storage cupboard.

EN SUITE : White three piece suite comprising: hidden cistern W.C., wall hung basin and an enclosed double sized shower unit with full height tiling. Ladder style heated towel rail.

BEDROOM 2 FRONT 8' 4" x 9' 11" (2.54m x 3.02m): PVCu double glazed window to front aspect. Radiator.



BEDROOM 3 REAR 10' 10" x 6' 7" (3.30m x 2.01m): PVCu double glazed window to rear aspect. Radiator.

BEDROOM 4 FRONT 6' 4" x 8' 8" (1.93m x 2.64m): PVCu double glazed window to front aspect. Radiator.

BATHROOM : White three piece suite comprising: hidden cistern W.C, wall hung hand wash basin and panelled bath unit with shower attachment over. Ladder style heated towel rail.

OUTSIDE : Off road parking in front of the garage. Gated access to the private and enclosed rear garden which is predominantly laid to lawn having patio area and sunny aspect.

SINGLE GARAGE : Up and over vehicular door. Power and lighting.

TENURE : Freehold (Subject to solicitors verification). Maintenance charge is £ TBC per annum.

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

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: D

DIRECTIONS: SATNAV CW12 4BF

