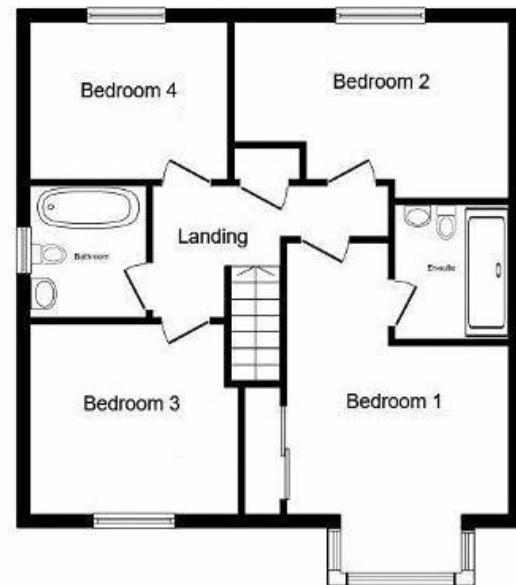


Garage



Ground Floor



First Floor

Energy performance certificate (EPC)			
6, Field View Road CONGLETON CW12 4UG	Energy rating B	Valid until:	11 June 2025
		Certificate number:	8604-9773-2639-8807-3743

Property type	Detached house
Total floor area	123 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.

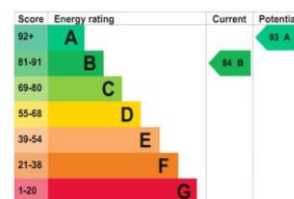
[See how to improve this property's energy efficiency.](#)

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: 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



6 Field View Road,
Congleton, Cheshire CW12 4UG

Selling Price: £435,000

- MODERN EXECUTIVE DETACHED FOUR BEDROOM HOME
- PRESENTED TO SHOW HOME STANDARD
- HIGH SPECIFICATION LIVING DINING KITCHEN
- SEPARATE LOUNGE, STUDY & UTILITY/CLOAKROOM
- EN SUITE SHOWER ROOM & FAMILY BATHROOM
- LANDSCAPED GARDENS
- DRIVEWAY PARKING & DETACHED GARAGE
- SOUGHT AFTER LOACHBROOK MEADOW DEVELOPMENT
- CLOSE TO SCHOOLS, AMENITIES & COMMUTER LINKS

FOR SALE BY PRIVATE TREATY (Subject to contract)

The immediate advantage of this home is that it was the former show home, and its location on the edge of the sought after development with rural views to the front.

This executive home benefits from an open plan living dining kitchen and French doors leading to the patio area and rear garden. The property also has a spacious lounge, a well proportioned study, separate utility and four sizeable bedrooms. In addition, the property boasts a detached garage.

Externally, the private gardens are low maintenance, being laid out with shaped lawn areas, stone pathways with block edging, patio area and specimen trees.

Loachbrook Meadow is a modern and very popular development located towards the West of Congleton in the parish of Somerford. The nearby West Heath is a popular suburb which is often favoured for its excellent school catchment. It has two Primary Schools (Quinta and Black Firs) and Congleton High School, all of which are easily within walking distance. The West Heath Shopping Centre is located between the Holmes Chapel Road and Sandbach Road. It hosts a wide range of shops and conveniences that include supermarkets, eateries, pharmacy and public house..

The Wolstenholme Elmy Way link road provides excellent access of the North West Motorway networks with nearby junctions at either Sandbach or Holmes Chapel, with commuters often choosing this side of the town to avoid unnecessary traffic at peak times. Trunk roads provide an efficient link between Stoke-On-Trent and Manchester, as does the local railway station.



Congleton town centre offers a vibrant nightlife with a good selection of newly opened, high class bars, restaurants and eateries. Congleton also boasts various fitness centres. The town has welcomed a 'Marks and Spencer Simply Food', several supermarket chains, independent butchers and bakers, florists, newsagents as well as essential services including doctors, dentists and chemists.

This home is close to beautiful open green spaces, with the likes of Back Lane Village Green, Brereton Heath Country Park and Astbury Mere Country Park all on your doorstep.

Astbury Mere was created within a former sand quarry, which has since been beautifully landscaped with a mature lake and over 34 acres of open space. The lake itself is a very attractive piece of water set in a slight valley, surrounded in parts by mature trees.

Back Lane playing fields are a recreational area with Village Green status and are home to a number of soccer and rugby pitches. A number of community clubs can be seen enjoying the facilities at weekends.

A view of this home is highly recommended! In the meantime take a moment to sit back and view our virtual tour.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : Radiator. Stairs with cupboard below. Doors to principal rooms. Quality timber effect flooring.

STUDY 6' 7" x 8' 2" (2.01m x 2.49m) : PVCu double glazed window to front aspect. Radiator. 13 Amp power points. Quality timber effect flooring.



LOUNGE 11' 5" x 17' 3" (3.48m x 5.25m) into box bay : PVCU double glazed box bay window to front aspect and PVCU double glazed window to side aspect. Radiator. 13 Amp power points. Quality timber effect flooring. Double doors to:

LIVING DINING KITCHEN 25' 3" x 10' 3" (7.69m x 3.12m) : PVCu double glazed window to rear aspect. Fitted with a range of attractive hi-gloss eye level and base units with preparation surfaces over having stainless steel single drainer 1.5 bowl sink inset. Built in 5 ring gas hob with extractor over. Split level double oven. Integrated dishwasher and fridge freezer. Two radiators. Tiled floor. PVCU double glazed French doors opening to rear garden patio.

UTILITY/CLOAKROOM 6' 2" x 5' 8" (1.88m x 1.73m) : PVCu double glazed window to side aspect. White suite comprising: Low level W.C. and wash hand basin. White hi-gloss fitted units with space and plumbing for washing machine. Partly tiled walls. Tiled floor.

First Floor :

LANDING : Access to roof space. Door to cupboard housing Megafluo pressurised cylinder. 13 Amp power points.

BEDROOM 1 FRONT 16' 2" x 11' 6" (4.92m x 3.50m) max into box bay : PVCU double glazed window to front aspect. Radiator. Mirror fronted fitted wardrobes. 13 Amp power points.

EN-SUITE 6' 9" x 5' 1" (2.06m x 1.55m) : White suite comprising: Low level W.C., wash hand basin and large shower enclosure with glass sliding door. Chrome heated towel radiator. Shaver point. Partly tiled walls. Tiled floor.

BEDROOM 2 REAR 14' 7" x 9' 4" (4.44m x 2.84m) max : PVCU double glazed window to rear aspect. Radiator. 13 Amp power points.

BEDROOM 3 FRONT 10' 0" x 11' 2" (3.05m x 3.40m) max : PVCu double glazed window to front aspect. Radiator. 13 Amp power points.

BEDROOM 4 REAR 10' 6" x 8' 2" (3.20m x 2.49m) : PVCu double glazed window to rear aspect. Radiator. 13 Amp power points.



BATHROOM 5' 7" x 6' 10" (1.70m x 2.08m) : PVCu double glazed opaque window to side aspect. White suite comprising: Low level W.C., pedestal wash hand basin and panelled bath with central bath taps, shower and glass screen over. Chrome heated towel radiator. Partly tiled walls with contrasting tiles. Tiled floor.

Outside :

FRONT : Landscaped to flagged path. Yellow river stone borders with shrubs and trees.

SIDE : Brick block driveway providing tandem car parking terminating at the detached garage.

REAR : Larger than neighbouring properties, enclosed by timber fence panels and access gate. Laid out with shaped lawn areas and stone pathways with block edging, patio area and having strategically placed specimen trees.

DETACHED GARAGE 9' 9" x 20' 8" (2.97m x 6.29m) : Brick under a tile roof. Up and over vehicle access door. Power and light. Velux roof light to rear.

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: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4UG

