



41 Loachbrook Farm Way, Congleton, CW12 4BF

£1,400 PCM

Nestled in the charming area of Loachbrook Farm Way, Congleton, this delightful family sized semi-detached house offers a perfect blend of comfort and style. With four well-proportioned bedrooms, including a master suite that boasts a built-in wardrobe and a luxurious en-suite shower room, this property is ideal for families seeking both space and elegance.

The heart of the home is undoubtedly the stylish kitchen and breakfast room, designed to be both functional and inviting. The luxury family bathroom, along with three additional bedrooms, ensures that there is ample space for everyone, providing a harmonious living environment.

For those with vehicles, the property features parking for up to three vehicles, along with an attached brick-built garage, offering convenience and additional storage options.

This residence is not just a house; it is a home that promises comfort and modern living in a desirable location. Within walking distance to local schools and the excellent West Heath Shopping Centre. West Heath is a hugely popular location. There are several excellent schools and a comprehensive shopping centre. The Holmes Chapel and Sandbach M6 junctions are also close by and there is easy access to the A34. There is a nearby petrol station, Tesco mini mart and Congleton Retail Park and Congleton Town Centre are also within easy reach.

Entrance Canopy

Attractive tiled entrance canopy. Double glazed composite style external door to the entrance hall.

Entrance Hall

Central heating radiator. Stairs to the first floor. Modern panel doors with polished chrome furniture to the WC, separate cloaks cupboard, kitchen/ breakfast room and lounge / dining room.

Downstairs WC

Frosted PVC double glazed window to the front. Attractive suite comprising: pedestal sink with chrome taps and stone effect tiled splash backs; concealed cistern WC with button flush; modern tiled floor; central heating radiator.

Lounge/ Dining Room 17'4" x 16'6" (5.28 x 5.03)

PVC double glazed windows to the side and rear aspects. PVC double glazed feature French doors opening to the rear garden. Two central heating radiators. Built in cylinder/ storage cupboard.

Kitchen/ Breakfast Room 11'8" x 9'5" (3.56 x 2.87)

PVC double glazed window to the front. Stylish white gloss kitchen comprising: contemporary wood grain effect work surfaces; Hotpoint brushed chrome cooking station with oven, gas hob, glass splash back and extractor canopy; integrated sink and drainer with polished chrome mixer tap; integrated appliances include; fridge, freezer, dishwasher and washing machine; large modern floor tiles; recessed ceiling down lighting; central heating radiator.

Cloaks Storage Cupboard

First Floor Landing

Spindle balustrade. Access to the loft. Modern panel style doors with polished chrome lever door furniture to the bedrooms and family bathroom.

Bedroom 1 9'9" x 9'5" (2.97 x 2.87)

PVC double glazed window to the rear. Lovely contained suite incorporating the en-suite shower room and a recessed built in wardrobe. Central heating radiator.

En-Suite Shower Room

Stylish luxury white suite with stone effect tiled walls and floor. Suite comprises: large shower cubicle with glazed screen/ door; polished chrome thermostatic mixer shower; wall hung semi pedestal sink with polished chrome mono block mixer tap; concealed cistern button flush WC; fan; recessed ceiling down lighting; polished chrome ladder heated towel radiator.

Bedroom 2 9'11" x 8'3" (3.02 x 2.51)

PVC double glazed window to the front aspect. Central heating radiator.

Bedroom 3 6'7" x 10'10" (2.01 x 3.30)

PVC double glazed window to the rear aspect. Central heating radiator.

Bedroom 4 8'8" x 6'4" (2.64 x 1.93 (2.65 x 1.94))

PVC double glazed window to the front aspect. Central heating radiator.

Bathroom

Luxury white fitted bathroom suite with stone effect tiled walls and floor. Suite comprises: bath with shower screen and polished chrome thermostatic mixer shower over; wall hung semi pedestal sink with polished chrome mono block mixer tap; recessed ceiling down lighting; polished chrome ladder heated towel radiator; fan.

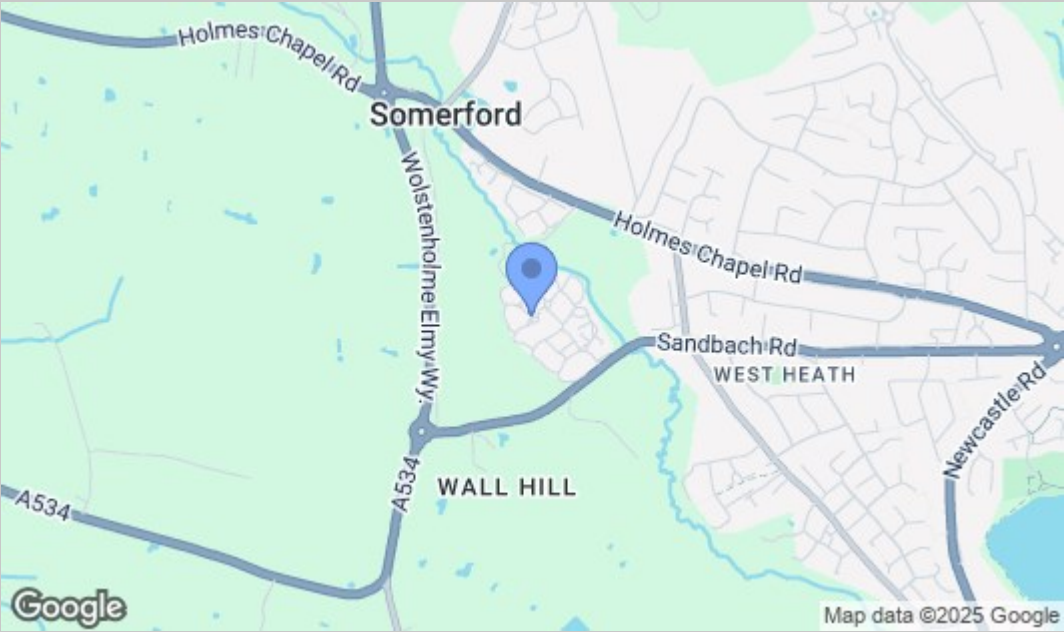
Garage

Single brick garage.

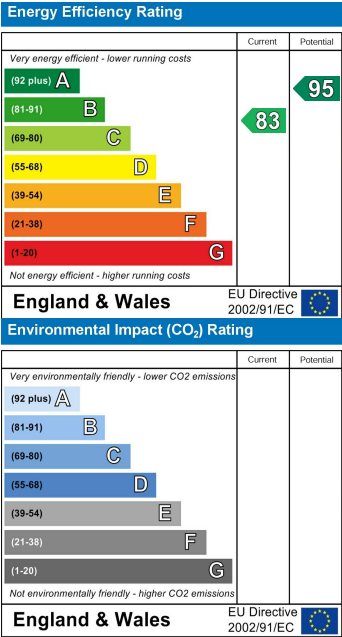
Outside

Tarmac driveway and lawned garden at the front and side. Enclosed rear garden with gated side access and patio.

Area Map



Energy Efficiency Graph



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