



## 105 Loachbrook Farm Way

Congleton, CW12 4BF



**Offers in excess of £305,000**

Here at Carters we are pleased to welcome to the market this double fronted family home, which is set within a highly sought-after, family-friendly development. This beautifully presented three-bedroom semi-detached home offers the perfect blend of modern living and rural charm. Enjoying a prime corner plot, the property boasts a detached garage and private driveway which offers parking for two vehicles, all nestled among peaceful surrounding fields. Ideal for families, the development features its own park/play area and is conveniently close to well-regarded schools and excellent amenities.

Step inside to discover a bright and spacious interior. The welcoming ground floor features stylish internal oak doors throughout, with a large, light-filled living room benefiting from multiple windows and elegant box bays. The heart of the home is sure to be the generously sized kitchen/dining room which has been tastefully upgraded by the current owners-perfect for both entertaining and family meals, with double patio doors opening out to a generous rear garden which is mainly laid to lawn and offers a private and tranquil outdoor space. A practical utility room and downstairs WC complete the ground floor.

Upstairs, you'll find three generously sized double bedrooms, each with bespoke fitted shutter blinds. The master bedroom includes a sleek en-suite shower room, while the modern family bathroom serves the remaining bedrooms, both of which have also been upgraded to provide a luxury retreat.

This is a rare opportunity to own a stylish and spacious home in a peaceful rural setting, with all the convenience of local amenities and schools just moments away. Viewing is highly recommended.

Please call Carters Estate Agents on 01782 470391 to book a viewing today.

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## Offers in excess of £305,000



### Entrance Hall

Composite double glazed entrance door to the front elevation.  
Radiator.

### Kitchen/Diner

18 x 11'5 (5.49m x 3.48m)

UPVC double glazed box window to the front elevation. UPVC double glazed window to the side elevation. UPVC double glazed patio doors to the side elevation.

Upgraded shaker style wall, drawer and base units with laminate work surfaces. A one and a half stainless steel sink, mixer tap and drainer. Built-in electric double oven, four ring gas hob and extractor hood. Integrated fridge/freezer. Integrated dishwasher. Radiator. Fitted blinds in the box window. Tiled floor.

### Utility/WC

Pedestal wash hand basin and a wall-mounted WC.  
Partially tiled walls. Radiator. Integrated washing machine. Tiled floor.

### Living Room

18 x 11 (5.49m x 3.35m)

UPVC double glazed box window to the front elevation. Two UPVC double glazed windows to the side elevation.  
Two radiators. TV point x 2. Fitted blinds.

### First Floor Landing

UPVC double glazed window to the front elevation.  
Loft access. Radiator.

### Bedroom One

12'2 x 8'6 (3.71m x 2.59m)

UPVC double glazed window to the front elevation.  
Built-in double wardrobe. Access to an en-suite shower room.  
Radiator.

### En-Suite Shower Room

UPVC double glazed window to the side elevation.  
A three piece suite comprising of a shower enclosure with wall mounted shower, a pedestal hand wash basin and a wall mounted WC. Partially tiled walls. Chrome heated ladder towel rail. Recessed ceiling downlighters. Tiled floor.

### Bedroom Two

10'10 x 8'2 (3.30m x 2.49m)

UPVC double glazed window to the front elevation and one to the side elevation.  
Radiator.

### Bedroom Three

10'10 x 6'10 (3.30m x 2.08m)

UPVC double glazed window to the side elevation.  
Radiator.

### Bathroom

A three piece suite comprising of a panel bath with a wall mounted shower, wall mounted hand wash basin and wall mounted WC.  
Recessed ceiling down lighters. Extractor fan. Partially tiled walls.  
Chrome heated ladder towel rail. Tiled floor.

### Exterior

Attractive frontage with seasonal shrubbery, plants, lawn and paved pathway. Detached brick built garage. Tarmac driveway to the front of the property providing off road parking for two vehicles.  
The private garden is to the side elevation and mainly laid to lawn.  
Outdoor tap. Gated side access.

### Detached Garage

Up and over garage door. Brick built. Pitched, tiled roof. Power and lighting.

### Additional Information

Total Floor Area: 92 sqm / 990 sqf.  
Freehold. Council tax band D.

### Disclaimer

Although we try to ensure accuracy, these details are set out for guidance purposes only and do not form part of a contract or offer. Please note that some photographs have been taken with a wide-angle lens. A final inspection prior to exchange of contracts is recommended. No person in the employment of Carters Estate Agents Ltd has any authority to make any representation or warranty in relation to this property. We obtain some of the property information from land registry as part of our instruction and as we are not legal advisers we can only pass on the information and not comment or advise on any legal aspect of the property. You should take advice from a suitably authorised licensed conveyancer or solicitor in this respect.

Tel: 01782 470391



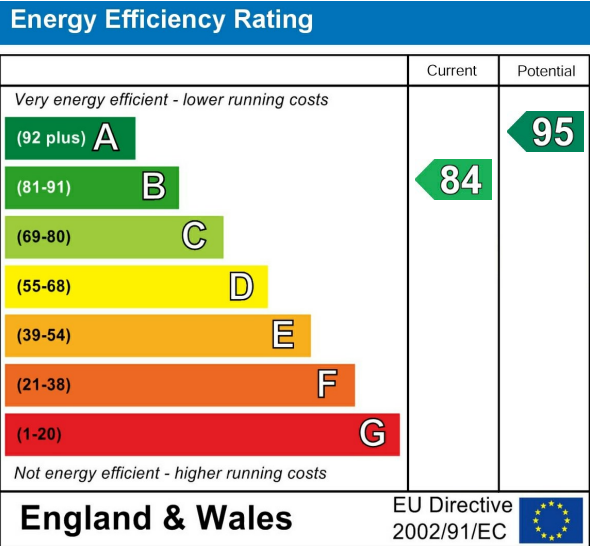
Road Map



Hybrid Map



Energy Efficiency Graph



Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.