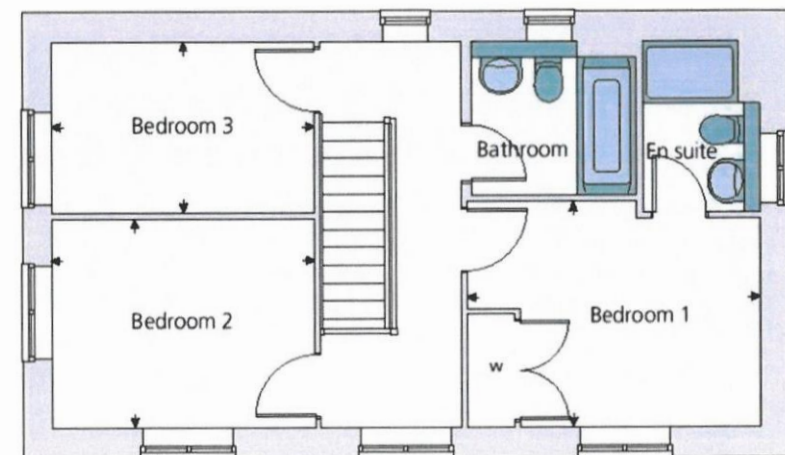
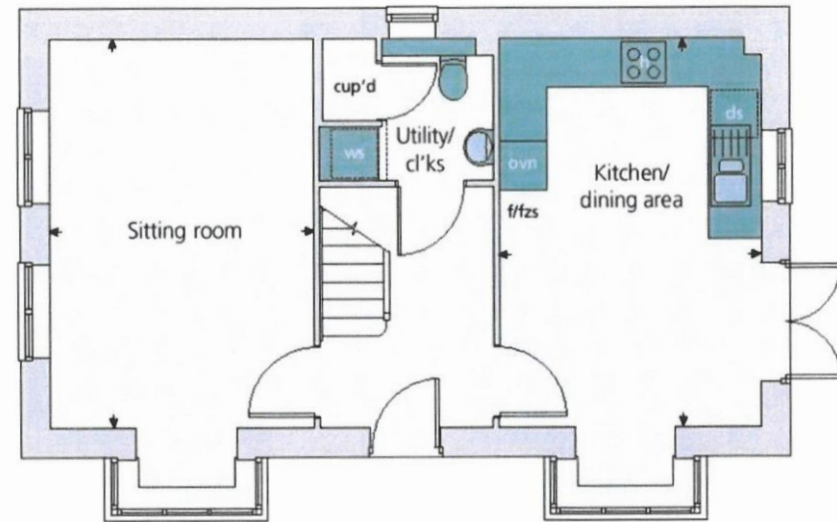


# Timothy a brown



**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.

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# Timothy a brown

www.timothyabrown.co.uk

55 Loachbrook Farm Way,  
 Congleton, Cheshire CW12 4BF

Selling Price: £340,000

- ATTRACTIVE MODERN DETACHED HOME ON CORNER PLOT
- CONSTRUCTED IN RECENT YEARS
- THREE BEDROOMS / TWO BATHROOMS
- AMPLE PARKING & GARAGE
- ENCLOSED GARDEN WITH DECKING AREAS
- POPULAR AREA OF CONGLETON

## FOR SALE BY PRIVATE TREATY (Subject to contract)

Attractive nicely situated corner plot three bedroom family home within a popular modern development on the outskirts of Congleton.

This home is within walking distance of good schools and West Heath shopping centre whilst being within seconds of the surrounding countryside.

Congleton offers a range of fantastic restaurants, bars and independently owned shops with regular local events and activities. Good transport links are provided via Congleton train station, several bus routes and proximity to both the M6 motorway and A500.

In brief this gas centrally heated and PVCu double glazed home comprises of a kitchen diner, sitting room and utility/W.C. to the ground floor and three good sized bedrooms, ensuite and family bathroom on the first floor.

Externally there is a front garden laid to lawn behind a low-level hedge, Riverstone hardstanding for further car parking and path to the front door. There is an enclosed lawned garden with timber decking area and gate.

We anticipate a significant level of interest on this great family home so call us soon to make a viewing. In the meantime please view our video.

**The accommodation briefly comprises:**  
(all dimensions are approximate)

**ENTRANCE HALL :** Downlighters. Doors to lounge, kitchen/diner and downstairs cloakroom. Tiled flooring. Radiator. 13 Amp power points. Stairs.

**SITTING ROOM 18' 0" x 11' 0" (5.48m x 3.35m) into bay:** Double glazed bay window to the front aspect with a further two double glazed windows to the side aspect. Two radiators. 13 Amp power points.

**KITCHEN/DINER 18' 0" x 11' 5" (5.48m x 3.48m) max into bay:** Downlighters. Double glazed bay window to front aspect. Further double glazed window to side aspect with garden views. White high gloss wall and base units. Inset one and a half sink and mixer tap. Gas hob with extractor over and split level double oven. Integrated appliances include dishwasher, fridge and freezer. Two radiators. Tiled floor. Double glazed French door giving access to the enclosed garden with decking.

**UTILITY/DOWNSTAIRS CLOAKROOM 5' 0" x 4' 6" (1.52m x 1.37m):** White suite comprising: W.C. and pedestal wash hand basin. Double glazed opaque window to rear aspect. Space and plumbing for washing machine. Radiator. Partly tiled walls. Tiled floor. Door to cylinder cupboard.

**LANDING :** Doors to all rooms. Radiator. Double glazed window to both front and rear aspect.

**BEDROOM 1 FRONT 12' 2" x 9' 0" (3.71m x 2.74m):** Double glazed window to front aspect. Fitted wardrobes and access to ensuite. Radiator. 13 Amp power points.

**ENSUITE :** Low voltage downlighters. Double glazed obscure window to side aspect. Modern white suite comprising: W.C., pedestal wash hand basin and spacious shower enclosure with overhead mixer shower. Chrome ladder radiator. Electric shaver point. Partly tiled walls. Tiled floor.

**BEDROOM 2 FRONT 11' 0" x 8' 5" (3.35m x 2.56m):** Double glazed window to side and front aspects. Fitted wardrobes. Radiator. 13 Amp power points.

**BEDROOM 3 REAR 10' 11" x 6' 9" (3.32m x 2.06m):** Double glazed window to side aspect. Radiator. 13 Amp power points.

**BATHROOM :** Low voltage downlighters. Double glazed opaque window to rear aspect. White suite comprising: W.C., pedestal wash hand basin, and fitted bath with central mixer tap, glass screen and over-bath mixer shower. Chrome ladder radiator. Electric shaver point. Partly tiled walls. Tiled floor.

**OUTSIDE :**

**GARAGE :** Ample tandem parking leading up to the garage with traditional up and over garage door. Power and lighting.

**FRONT :** Attractive frontage lined with low level greenery and low maintenance front lawn. Ample parking to the front and side of the property leading to the garage. Secure gate giving access to the rear garden.

**SIDE GARDEN :** Spacious enclosed garden perfect for entertaining. Accessed from either the kitchen via French doors or through the secure gate to the side of the property. Two separate decked areas and ample lawn space.

**TENURE :** Freehold (subject to solicitors verification)

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

**VIEWING :** Strictly by appointment through the sole selling agent.

**LOCAL AUTHORITY:** Cheshire East Council

**TAX BAND:** D

**DIRECTIONS:** SATNAV: CW12 4BF



11/12/25, 3:00 PM Energy performance certificate (EPC) - Find an energy certificate - GOV.UK  
Find an energy certificate (f) English | Cymraeg

### Energy performance certificate (EPC)

55, Loadbrook Farm Way CONGLETON CW12 4BF	Energy rating <b>B</b>	Valid until: 19 December 2026
		Certificate number: 2908-6960-7382-4396-1914

Property type	Detached house
Total floor area	89 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-standards(guidance)) ([https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards\(guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards(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.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/2908-6960-7382-4396-1914>

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