

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

Timothy a brown

www.timothyabrown.co.uk

Timothy a brown

BRITISH PROPERTY AWARDS 2024 - 2025 GOLD WINNER LETTING AGENT IN CONGLETON

BRITISH PROPERTY AWARDS 2025 GOLD WINNER ESTATE AGENT IN CONGLETON

BEST ESTATE AGENT GUIDE AWARDS 2026 WINNER LETTINGS AWARDED FOR MARKETING | SERVICE | RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 EXCELLENT SALES AWARDED FOR MARKETING | SERVICE | RESULTS

BEST ESTATE AGENT GUIDE AWARDS 2026 TOP 500 LETTINGS AWARDED FOR MARKETING | SERVICE | RESULTS









57 Field View Road,

Congleton, Cheshire CW12 4SQ

Offers Over £280,000

- STYLISH FOUR BEDROOM SEMI-DETACHED FAMILY HOME
- SPACIOUS OPEN-PLAN LIVING DINING ROOM
- MODERN FITTED KITCHEN WITH INTEGRATED APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- THREE FURTHER WELL-PROPORTIONED BEDROOMS
- PRIVATE ENCLOSED REAR GARDEN IDEAL FOR FAMILIES
- GARAGE & DRIVEWAY PARKING
- EASY ACCESS TO CONGLETON TOWN CENTRE & COMMUTER

NO ONWARD CHAIN | STYLISH FOUR BEDROOM FAMILY HOME IN A SOUGHT-AFTER SEMI-RURAL SETTING

An exceptional opportunity to acquire this beautifully presented four-bedroom semi-detached family home, situated within the highly regarded Loachbrook Meadow development and offered to the market with no onward chain.

Nestled within a picturesque semi-rural location, Loachbrook Meadow combines the tranquillity of countryside living with the convenience of being just moments from Congleton town centre, where an excellent range of shops, restaurants, schools and everyday amenities can be found. Superb road links also make it an ideal choice for commuters.

Designed with modern family living in mind, the accommodation is both spacious and well-appointed throughout. The welcoming open-plan living and dining area provides the perfect space for entertaining and relaxing, with French doors opening directly onto the rear garden and allowing natural light to flood the room. The contemporary fitted kitchen features integrated appliances, a split-level oven, separate hob and extractor, while a convenient ground floor cloakroom completes the downstairs accommodation.

To the first floor, the impressive principal bedroom benefits from its own en-suite shower room, whilst three further well-proportioned bedrooms are served by a stylish family bathroom.

Outside, the property continues to impress with a generous private enclosed rear garden, offering an ideal space for children, pets and outdoor entertaining. A garage and driveway parking provide ample practicality for modern family life.

Combining a desirable location, spacious accommodation and move-in-ready convenience, this fantastic home is sure to appeal to families, professionals and downsizers alike.

Contact Timothy A Brown today to arrange your viewing and discover everything this wonderful home has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

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

CLOAKROOM W.C. : White suite comprising: W.C. with concealed cistern and pedestal wash hand basin. PVCu double glazed opaque window to front aspect. Radiator. Tiled floor.

KITCHEN 11' 6'' x 9' 6'' (3.50m x 2.89m): Fitted with a modern white hi-gloss suite of wall, drawer and base units with a roll top granite effect 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. Door to airing cupboard.

First Floor :

LANDING : Doors to all rooms.

BEDROOM 1 REAR 9' 3'' x 9' 8'' (2.82m x 2.94m): PVCu double glazed window to rear aspect. Radiator. 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' 5'' x 8' 9'' (1.95m x 2.66m): 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 and screen over. Ladder style heated towel rail.

Outside :

FRONT : Off road parking in front of the garage.

REAR : Gated access to the private and enclosed rear garden which is predominantly laid to lawn having patio area.

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

TENURE : Freehold (subject to solicitors verification).

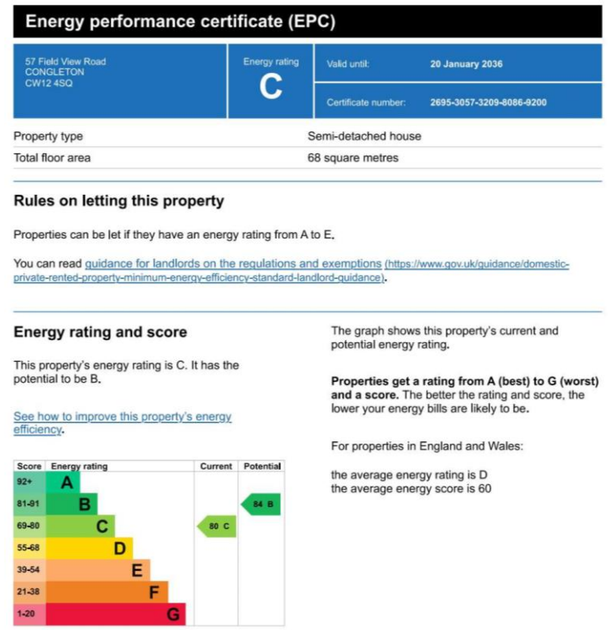
SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: D

DIRECTIONS: SATNAV CW12 4SQ



Energy performance certificate (EPC)

57 Field View Road
CONGLETON
CW12 4SQ

Energy rating: **C**

Valid until: **20 January 2036**

Certificate number: **2695-3057-3209-8086-9200**

Property type	Semi-detached house
Total floor area	68 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).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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







