

Timothy a brown



All contents, positioning & measurements are approximate and for display purposes only



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88 Loachbrook Farm Way,
Congleton, Cheshire CW12 4DE

Selling Price: £319,000

- ATTRACTIVE DOUBLE-FRONTED HOME
- THREE GENEROUS BEDROOMS
- QUALITY FITTED DINING KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS DUAL ASPECT LOUNGE
- MODERN BATHROOM & EN-SUITE TO MASTER BEDROOM
- DOWNSTAIRS W.C. UTILITY ROOM
- DRIVEWAY PARKING, SINGLE GARAGE & LANDSCAPED GARDENS
- SOUGHT AFTER DEVELOPMENT ON THE EDGE OF CONGLETON
- CLOSE TO SCHOOLS & AMENITIES & COMMUTER LINKS

FOR SALE BY PRIVATE TREATY (Subject to contract)

A beautifully presented, eye-catching rendered home set within one of Congleton's most desirable developments, perfectly positioned on the edge of town and close to open countryside.

Finished to a high standard throughout, the property offers warm, centrally heated and PVCu double-glazed accommodation. The ground floor features a welcoming central hallway with cloakroom W.C./utility, a bright and comfortable lounge, and a sleek white high-gloss kitchen-diner—an ideal space for cooking, dining, and entertaining.

Upstairs, the galleried landing with feature window leads to three well-proportioned bedrooms. The master benefits from fitted wardrobes and a stylish en-suite shower room, while a modern family bathroom completes the first-floor layout.

Externally, the home enjoys a driveway, single garage, and an open-plan front lawn. A side gate leads to the attractive rear garden—fully enclosed and thoughtfully landscaped with a stone patio, neat lawn, and rose borders. It's a wonderful spot for relaxing, hosting friends, or enjoying al-fresco dining on warm evenings.

Loachbrook Farm Way is ideally placed for families, with excellent schools for all ages nearby, as well as scenic countryside walks and the popular West Heath Shopping Centre offering supermarkets, restaurants, takeaways, and a

public house. The Congleton Link Road and M6 motorway are also within easy reach, making commuting simple and convenient.

Competitively priced to encourage early interest—book your viewing without delay to avoid missing out on this fantastic home.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Composite front door to:

HALL : Single panel central heating radiator. Tiled floor. Doors to all rooms.

CLOAKROOM W.C./UTILITY 7' 2" x 5' 8" (2.18m x 1.73m) max : White suite comprising: Wall hung W.C., and wall hung wash hand basin. Base unit with space and plumbing for a washing machine below. Door to deep cylinder cupboard. Single panel central heating radiator. Half tiled walls. Tiled floor.

LOUNGE 18' 1" x 10' 11" (5.51m x 3.32m) max : Two PVCu double glazed windows to side aspect. PVCu double glazed box bay window to front aspect. Two double panel central heating radiators. 13 Amp power points.

KITCHEN DINER 18' 1" x 11' 7" (5.51m x 3.53m) max : PVCu double glazed box bay window to front aspect. PVCU double glazed window to garden aspect. Fitted with a range of white hi-gloss base and eye level units with attractive preparation surfaces having stainless steel 1.5 bowl sink unit inset. 5 ring gas hob with extractor canopy over. Integrated dishwasher, fridge freezer and split level double oven. Cupboard housing gas central heating boiler. Two double panel central heating radiators. Tiled floor. PVCu double glazed French doors opening to the garden.

First Floor :

GALLERIED LANDING : PVCu double glazed window to front aspect. Access to roof space. Single panel central heating radiator. 13 Amp power points. Doors to three bedrooms and bathroom.

BEDROOM 1 FRONT 12' 2" x 11' 8" (3.71m x 3.55m) max : PVCu double glazed box bay window to front aspect. Double panel central heating radiator. 13 Amp power points. Double doors to fitted wardrobes. Door to:

EN-SUITE 5' 0" x 5' 0" (1.52m x 1.52m) : PVCu double glazed opaque window. White suite comprising: Wall hung W.C., wall hung wash hand basin and large double sized shower enclosure. Chrome centrally heated towel radiator. Shaver point. Half tiled walls. Tiled floor.

BEDROOM 2 FRONT 11' 0" x 10' 0" (3.35m x 3.05m) : PVCu double glazed box bay window to front aspect. PVCu double glazed window to side aspect. Double panel central heating radiator. 13 Amp power points.

BEDROOM 3 SIDE 6' 11" x 10' 10" (2.11m x 3.30m) : PVCu double glazed window to side aspect. Single panel central heating radiator. 13 Amp power points.

BATHROOM 6' 10" x 6' 2" (2.08m x 1.88m) : White suite comprising: Wall hung W.C., wall hung wash hand basin and panelled bath with central mixer tap, shower and glass screen over. Chrome centrally heated towel radiator. Half tiled walls. Tiled floor.

Outside :

FRONT : Open plan lawn with path to front door and path leading to the garden gate.

SIDE : Fully enclosed with timber fencing and pedestrian access gate. Stone flag patio edged with railway sleepers

beyond which are lawned gardens with rose and flower borders. Outside tap.

SINGLE GARAGE 17' 6" x 9' 0" (5.33m x 2.74m) internal measurements : Tarmac parking in front of garage for one car terminating at the up and over door. Internal lights and power points.

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: D

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4DE

Energy performance certificate (EPC)

6A, Loachbrook Farm Way CONGLETON CW12 4DE	Energy rating B	Valid until: 23 November 2026
Property type End-terrace house		Certificate number: 83964644-9839-5527-1983
Total floor area 92 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.

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.

See how to improve this property's energy efficiency.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

