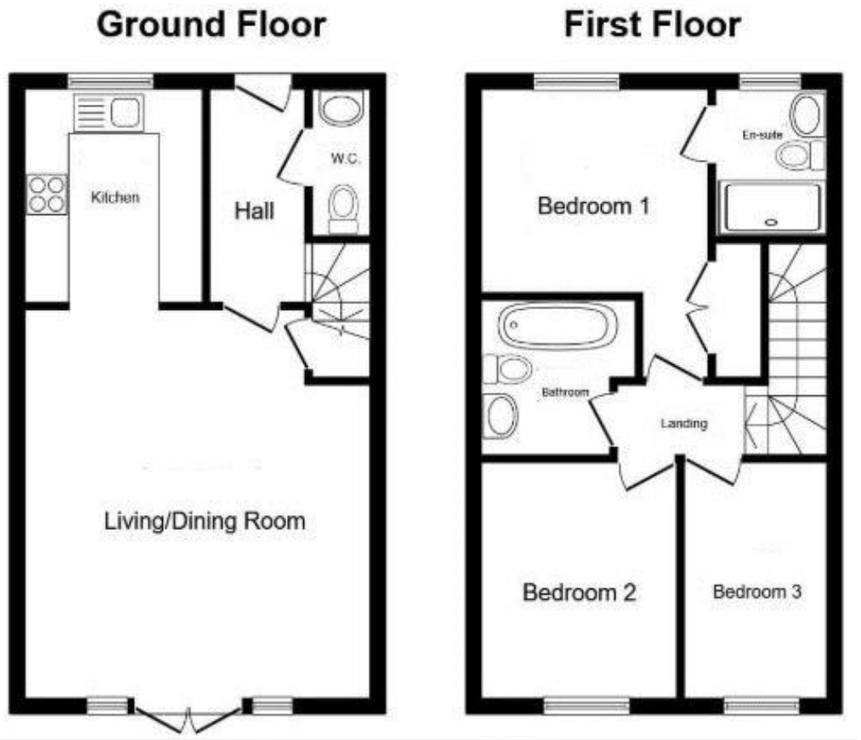


Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and 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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61 Field View Road,

Congleton, Cheshire CW12 4SQ

Selling Price: £245,000

- 3 BEDROOM SEMI-DETACHED FAMILY HOME
- OPEN-PLAN GROUND FLOOR LIVING SPACE
- THREE WELL-PROPORTIONED BEDROOMS
- LANDSCAPED REAR GARDEN WITH INDIAN STONE PATIO
- TWO ALLOCATED PARKING SPACES
- WALKING DISTANCE TO SCHOOLS FOR ALL AGES
- CLOSE TO ASTBURY MERE & WEST HEATH SHOPPING CENTRE

A well-presented three-bedroom semi-detached home. Offering well-balanced accommodation throughout, the property features three generously proportioned bedrooms, together with a contemporary open-plan ground floor layout ideally suited to modern family living. Outside, the landscaped rear garden has been thoughtfully designed for both relaxation and low-maintenance enjoyment, incorporating an attractive Indian stone patio and lawn.

Loachbrook Meadow is a modern and highly regarded development situated on the desirable western side of Congleton, proving particularly popular with families and commuters alike. The property is ideally placed for a number of well-regarded schools, including Quinta Primary School, Black Firs Primary School and Congleton High School, all within comfortable walking distance.

The surrounding area offers an excellent range of recreational amenities, with Back Lane Village Green, Quinta Park and Astbury Mere Country Park all located nearby.

Astbury Mere Country Park, formed from a former sand quarry, now provides over 34 acres of attractive open space centred around a picturesque lake, offering scenic walking routes and abundant opportunities for outdoor recreation. Nearby Back Lane Playing Fields further enhance the area's appeal, hosting a variety of sports clubs and community activities.

For everyday convenience, the refurbished West Heath Shopping Centre provides a range of shops, supermarkets, eateries and essential services.

The location also enjoys excellent connectivity, with straightforward access to the North West motorway network via nearby junctions at Sandbach and Holmes Chapel, making it an ideal base for commuters travelling throughout the region.

Viewing is strongly recommended to fully appreciate the accommodation, attractive setting and excellent lifestyle opportunities this fantastic home has to offer.

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE : Storm Canopy. Composite frosted double glazed door to:

ENTRANCE HALL : Central heating radiator. Stairs to first floor.

CLOAKROOM W.C. : PVCu frosted double glazed window. White suite comprising: Low level W.C. and pedestal wash basin. Central hetaing radiator. Tiled floor.

LIVING/DINING ROOM 16' 4'' x 15' 6'' (4.97m x 4.72m): PVCu double glazed French doors and windows. Cylinder cupboard. Two central heating radiators.

KITCHEN 9' 2'' x 8' 0'' (2.79m x 2.44m): Low voltage downlighters inset. PVCu double glazed window. Contemporary range of white high gloss eye level, base and drawer units with granite effect worktops that incorporate a 1.5 bowl stainless steel sink with mixer tap. Integrated four ring gas hob, stainless steel extractor hood and an electric oven. Built in fridge freezer, dishwasher and washing machine. Tiled floor.

First Floor :

LANDING : Access to roof space.

MASTER BEDROOM 12' 10'' x 10' 2'' (3.91m x 3.10m): PVCu double glazed window. Built in double wardrobe. Central heating radiator. Access to:

EN-SUITE 6' 6'' x 5' 1'' (1.98m x 1.55m): Low voltage downlighters inset. PVCu frosted double glazed window. Three piece white suite comprising: back Low level W.C., wall hung wash basin and double size shower enclosure with a thermostatically controlled shower. Extractor fan. Chrome ladder style centrally heated towel radiator. Electric shaver socket. Tiled floor.

BEDROOM 2 10' 3'' x 8' 10'' (3.12m x 2.69m): PVCu double glazed window. Central heating radiator.

BEDROOM 3 10' 6'' x 6' 5'' (3.20m x 1.95m): PVCu double glazed window. Central heating radiator.

FAMILY BATHROOM 5' 10'' x 4' 6'' (1.78m x 1.37m): Low voltage downlighters inset. Three piece white suite comprising: Low level W.C., wall hung wash basin and a panel bath with a wall mounted thermostatically controlled shower and screen. Extractor fan. Chrome ladder style centrally heated towel radiator. Tiled floor.

Outside : Two parking spaces immediately accessible via the rear garden gate. Garden has an Indian stone patio area and lawn.

TENURE : Freehold (subject to solicitor's verifiaction).

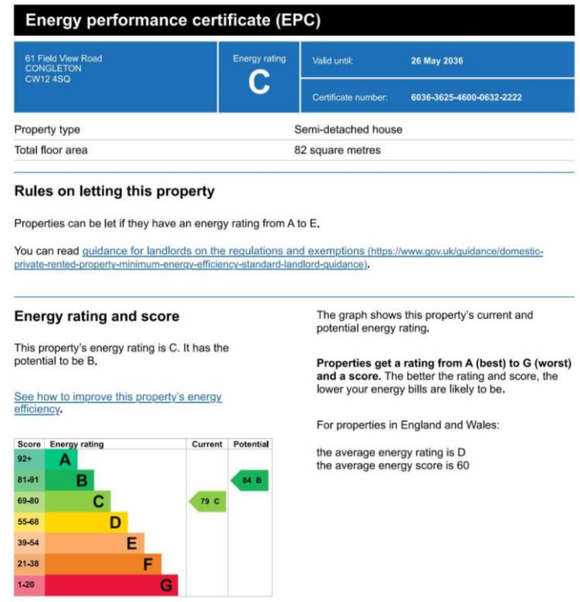
SERVICES : All mains services are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 4SQ



Energy performance certificate (EPC)

61 Field View Road
CONGLETON
CW12 4SQ

Energy rating: C

Valid until: 26 May 2036

Certificate number: 6036-3625-4600-0632-2222

Property type	Semi-detached house
Total floor area	82 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	79 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







