



109 Loachbrook Farm Way, Congleton, CW12 4BF

£279,995

- Well Presented Four Bedroom Semi-Detached Home
- Modern Kitchen Fitted With Integral Appliances
- Family Bathroom
- Offered With No Upward Chain
- Sought After Location
- Downstairs Cloakroom
- Garage & Off Road Parking
- Open Plan Lounge/ Dining Room With Patio Doors Onto The Gardens
- Master Bedroom With En-Suite Shower Room
- Landscaped Rear Garden & Indian Stone Patio Area

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Positioned on the recently constructed Loachbrook Meadow development, this delightful four-bedroom semi-detached family home offers a compelling blend of contemporary living and countryside appeal. The location provides seamless access to Congleton Town Centre, while also being just a short stroll from open green spaces, walking routes, and a nearby residential playground, perfect for families.



Council Tax Band: D



Designed for modern living, the generous ground floor showcases an open-plan living and dining area with French doors leading onto the rear garden, enabling a seamless indoor–outdoor flow. A modern fitted kitchen includes a split-level oven, separate hob and hood, plus integrated appliances, delivering operational excellence for day-to-day family functionality. A downstairs cloakroom completes the ground-floor footprint.

Upstairs, the master bedroom benefits from its own en-suite, complemented by three further well-proportioned bedrooms and a contemporary family bathroom, providing a layout for growing households.

Externally, the home offers a garage with side-aspect parking and a private, enclosed rear garden which has been landscaped including a paved patio & adjoining lawn with timber borders stocked with young fruit trees. it also enjoys a good degree of privacy compared to usual estate homes.

If you are seeking a stylish home in a charming semi-rural setting with excellent commuter links and community-driven amenities, this property delivers a compelling, turnkey solution offered with no upward chain.

Entrance

Composite front door with access to the hall.

Entrance Hall

Access to the ground floor accommodation and stairs to first floor landing. Store cupboard. Radiator. Laminate floor.

Open Plan Living/ Dining Area

17'3" x16'6"

Having a UPVC double glazed windows to rear and UPVC double glazed French doors with access to the rear garden. Two radiators. Laminate floor. Door to airing cupboard.

Kitchen

11'7" x 9'4"

Having a UPVC double glazed window to front aspect. Comprising of a modern white hi-gloss suite of wall, drawer and base units with a roll top timber style 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. Radiator.

Cloakroom/wc

White suite comprising: hidden cistern W.C. and pedestal wash hand basin. Frosted UPVC double glazed window to front aspect. Radiator. Tiled floor.

First Floor Landing

Bedroom One

9'3" x 9'10"

Having a UPVC double glazed window to rear aspect. Radiator. Mirror fronted wardrobes to one wall. Door to storage cupboard.

En-Suite

Comprising of a 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 Two

8'3" x 9'10"

Having a UPVC double glazed window to front aspect. Radiator.

Bedroom Three

10'9" 6'7"

Having a UPVC double glazed window to rear aspect. Radiator.

Bedroom Four

8'7" x 6'3"

Having a UPVC double glazed window to front aspect. Radiator.

Bathroom

Comprising of a white three piece suite comprising: hidden cistern W.C, wall hung hand wash basin and panelled bath unit with shower attachment over, heated towel rail.

Single Garage

Up and over door. Power and lighting.

Externally

Off road parking in front of the garage. Gated access to the private and enclosed rear garden which is predominantly laid to lawn with timber borders stocked with young fruit trees. Having patio area offering a god degree of privacy and a sunny aspect.

Tenure

Freehold (Subject to solicitors verification).

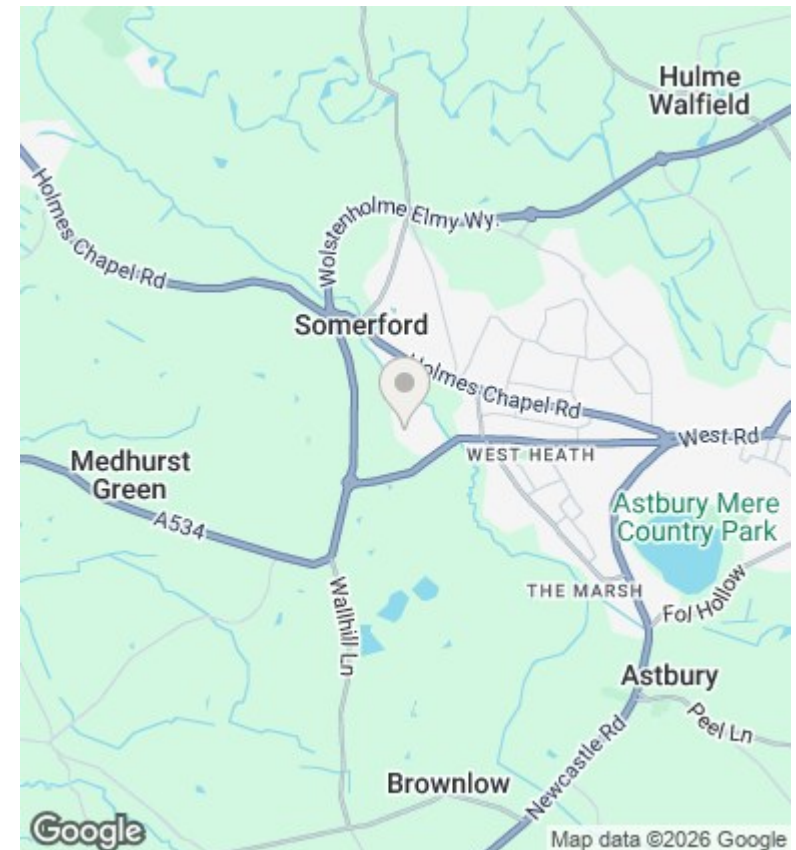
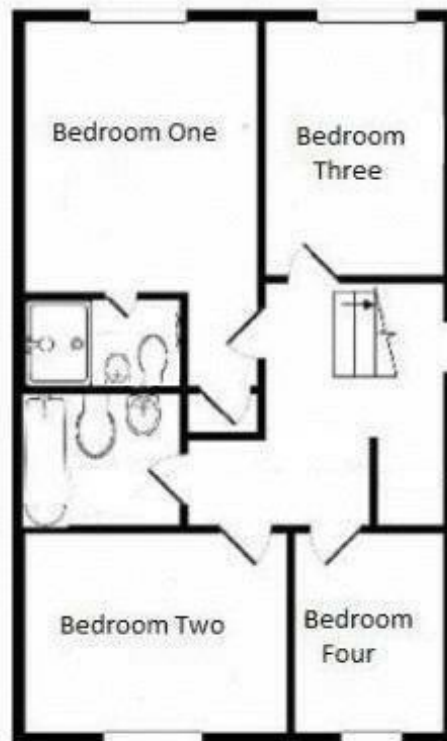
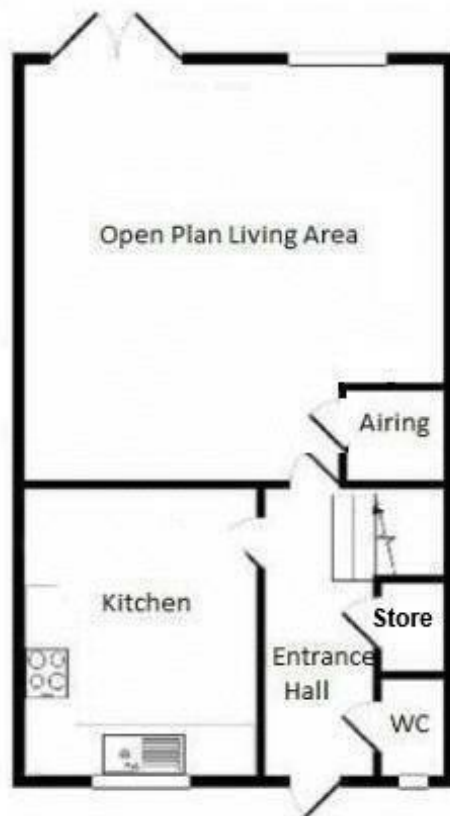
Maintenance charge is £ TBC per annum.

AML

AML REGULATIONS. We are required by law to conduct anti-money laundering checks on all those buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Movebutler. You will receive a link via email from Movebutler once you have had an offer accepted on a property you wish to buy. The cost of these checks are £30 (incl. VAT) per buyer, which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance, ahead of us issuing a memorandum of sale, directly to Movebutler, and is non-refundable.







Directions

Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC