

77 LOACHBROOK FARM WAY, CONGLETON, CW12 4BF

SHARED OWNERSHIP £48,000

STEPHENSON BROWNE

**** 20% SHARED OWNERSHIP ***

Offered for sale with no onward chain, this beautifully presented two-bedroom shared ownership property through Aspire Housing represents the perfect opportunity for first-time buyers or those looking to step onto the property ladder. Situated on a highly sought-after residential estate near the popular West Heath precinct, this home enjoys convenient access to a variety of everyday amenities, excellent schools, and superb transport links, including direct access to the Congleton bypass for easy commuting.

Recently enhanced throughout, the property boasts a brand new, modern kitchen with integrated appliances and space for additional white goods. In addition, the home offers a spacious and welcoming entrance hallway, a bright and airy lounge with direct access to the rear garden, a downstairs WC, and useful under-stair storage. Upstairs, there are two well-proportioned bedrooms along with a stylish three-piece suite bathroom.

To the rear of the property, you'll find a well-maintained lawned garden complemented by a paved patio area, perfect for outdoor dining or entertaining. The garden also benefits from side access and includes a practical wooden shed, ideal for additional outdoor storage. Allocated parking is available.

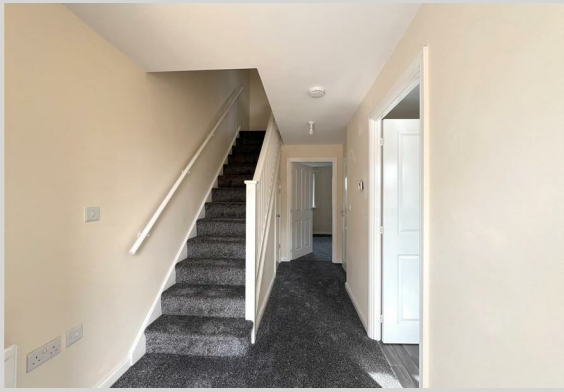
Entrance Hallway
15'7" x 6'3" max (4.77 x 1.92 max)
External front access door, providing access to all ground floor accommodation and stair access to the first floor accommodation, carpet flooring, ceiling light fitting, central heating radiator, access to under stair storage, power point.

Kitchen
11'5" x 7'9" (3.49 x 2.38)
Newly fitted modern kitchen comprising wall and base units with work surface over, inset sink with double drainer and mixer tap, integrated oven and electric hob with extractor over, space for fridge freezer and plumbing for a washer/dryer, vinyl wood effect flooring, ceiling light fitting, central heating radiator, UPVC double glazed window to the front elevation, ample power points.

Lounge
14'4" x 10'6" (4.38 x 3.21)
UPVC double glazed window to the rear elevation, external access door leading out into the rear garden, carpet flooring, two ceiling light fittings, central heating radiator, ample power points.

























WC
7'4" x 3'11" (2.24 x 1.20)
Low level WC, hand wash basin with mixer tap, ceiling light fitting, central heating radiator, wood effect flooring.

Landing
Providing access to all first floor accommodation and storage cupboard.

Bedroom One
14'4" x 9'2" (4.39 x 2.80)
Two UPVC double glazed windows to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

Bedroom Two
14'4" x 8'11" (4.39 x 2.72)
Two UPVC double glazed windows to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, ample power points.

Bathroom
7'8" x 7'6" (2.34 x 2.29)
Three piece white suite comprising low level WC, hand wash basin with mixer tap, low level bath with electric shower over, wood effect flooring, ceiling light fitting, extractor fan, heated towel radiator.

Externally
Externally to the rear property is a laid to lawn garden with a paved patio area great for outdoor seating, side access is also available which houses a useful wooden shed great for outdoor storage. There is one allocated parking space for the property.

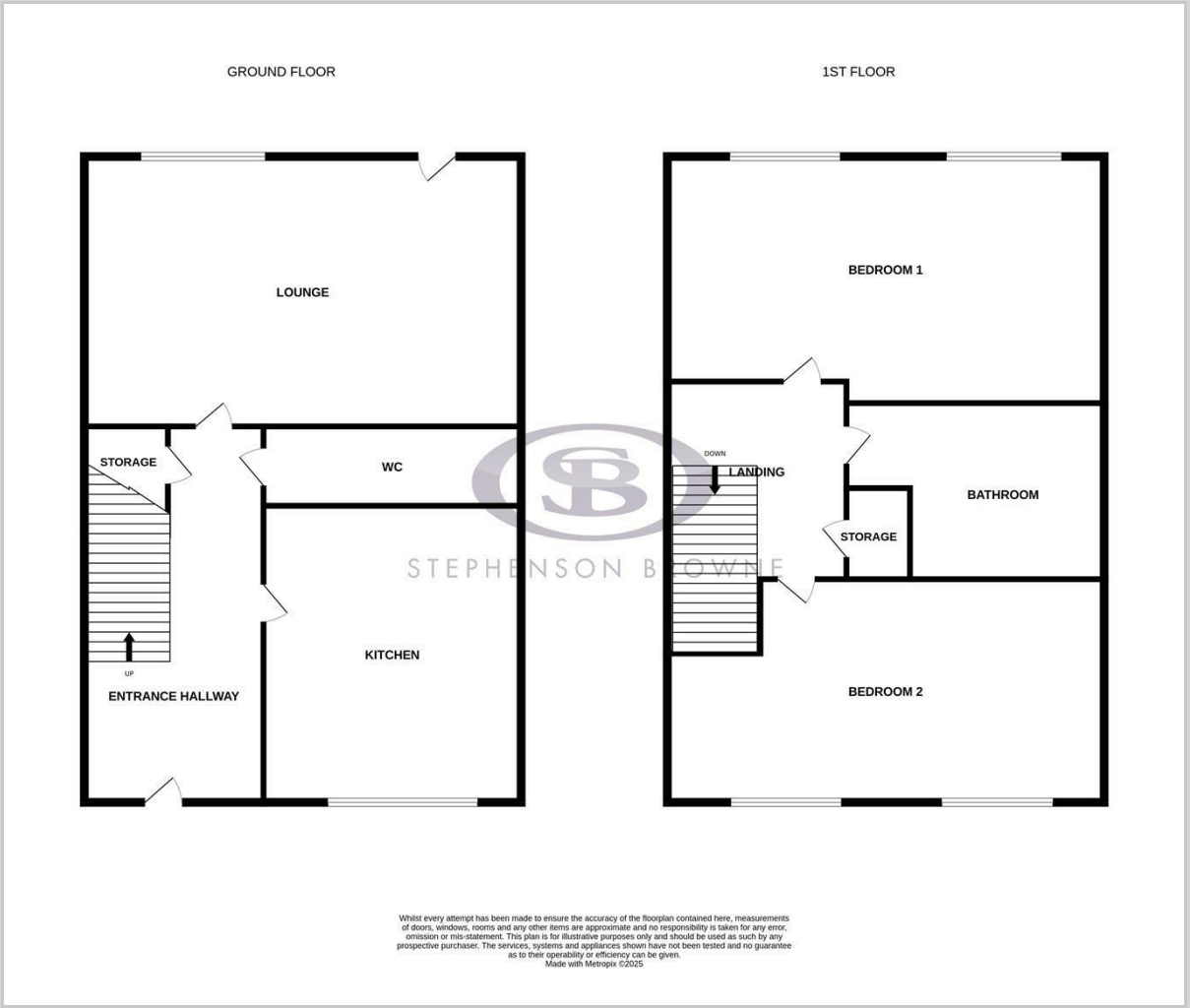
Tenure
We understand from the vendor that the property is Leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

Need to Sell?
For a FREE valuation please call or e-mail and we will be happy to assist.

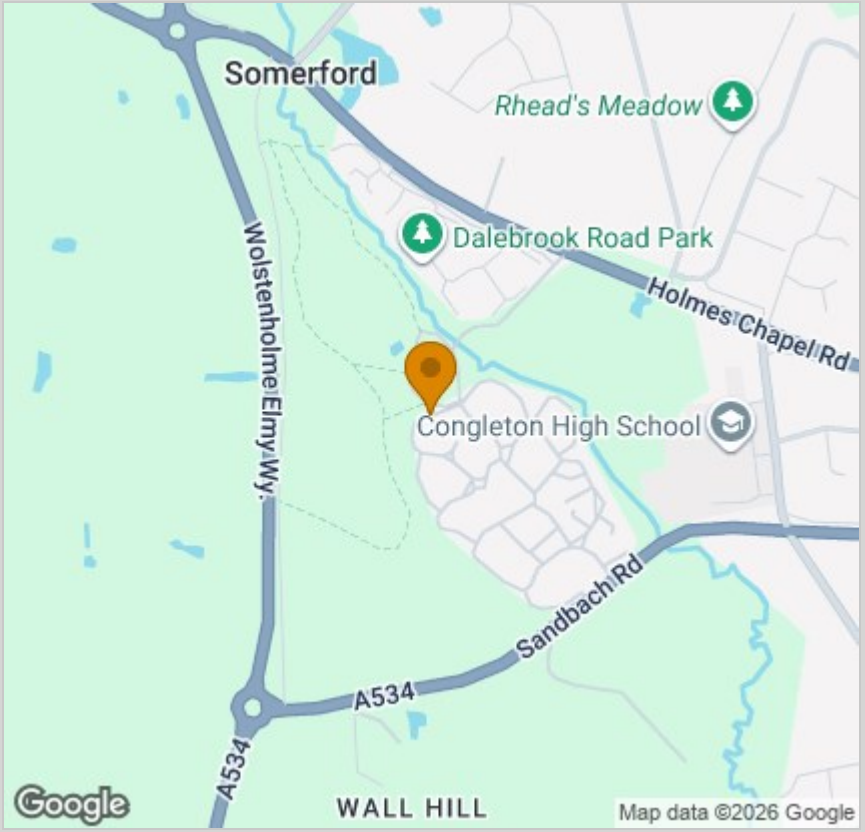
AML Disclosure
Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction . This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy.

Land Registry Disclaimer
Please be advised that we have not been able to obtain a copy of the title register with land registry - this does not conclude that the property is not registered however, we would advise you raise this point with a licensed conveyancer to avoid any potential delay with a purchase.

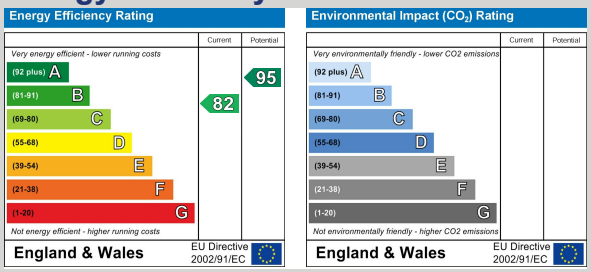
Floor Plan



Area Map



Energy Efficiency Certificate



Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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