



STEPHENSON BROWNE

## Forge Lane, Congleton

CW12 4BL



**£300,000**

## Description

Stephenson Browne are delighted to present to the market this four-bedroom semi-detached family home, situated within the sought-after Daneside Park development. Offering spacious and versatile accommodation arranged over three floors, together with ample off-road parking and a detached garage, this impressive home is sure to appeal to a wide range of buyers.

Daneside Park is an exclusive development of just forty-five homes, ideally positioned approximately one and a half miles from Congleton town centre. Surrounded by mature woodland and attractive green spaces, the development enjoys a peaceful setting close to the River Dane and an abundance of scenic countryside walks. A variety of local amenities are conveniently located nearby, including West Heath Precinct, Barn Road Retail Park, Tesco Extra and a Shell garage. Congleton town centre itself offers an excellent selection of restaurants, bars, pubs and cafés, alongside independent shops, hairdressers, barbers and essential healthcare facilities.

The accommodation begins with a welcoming entrance hall, providing access to the downstairs WC. From here, you are led into the stylish living room, featuring a contemporary media wall and useful understairs storage. To the rear of the property is the impressive open-plan dining kitchen, creating the ideal space for both everyday family living and entertaining, with French doors opening directly onto the rear garden.

The first floor hosts three well-proportioned bedrooms, together with the family bathroom. A further staircase rises to the second floor, where the superb master bedroom suite occupies the entire level. This generous retreat benefits from two built-in double wardrobes and a modern three-piece en-suite shower room.



Externally, the property continues to impress. To the front, a well-maintained lawn is bordered by mature shrubs and trees, while a tarmac driveway provides ample off-road parking for several vehicles and leads to the detached garage. Gated side access leads to the rear garden, which has been thoughtfully landscaped and enjoys a private backdrop of mature woodland. Featuring two generous lawned areas and a paved patio ideal for outdoor dining and entertaining, this attractive outdoor space offers the perfect setting to relax and enjoy the surrounding greenery.

Tenure

We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is a maintenance charge of £140 per annum.

Need to Sell?

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

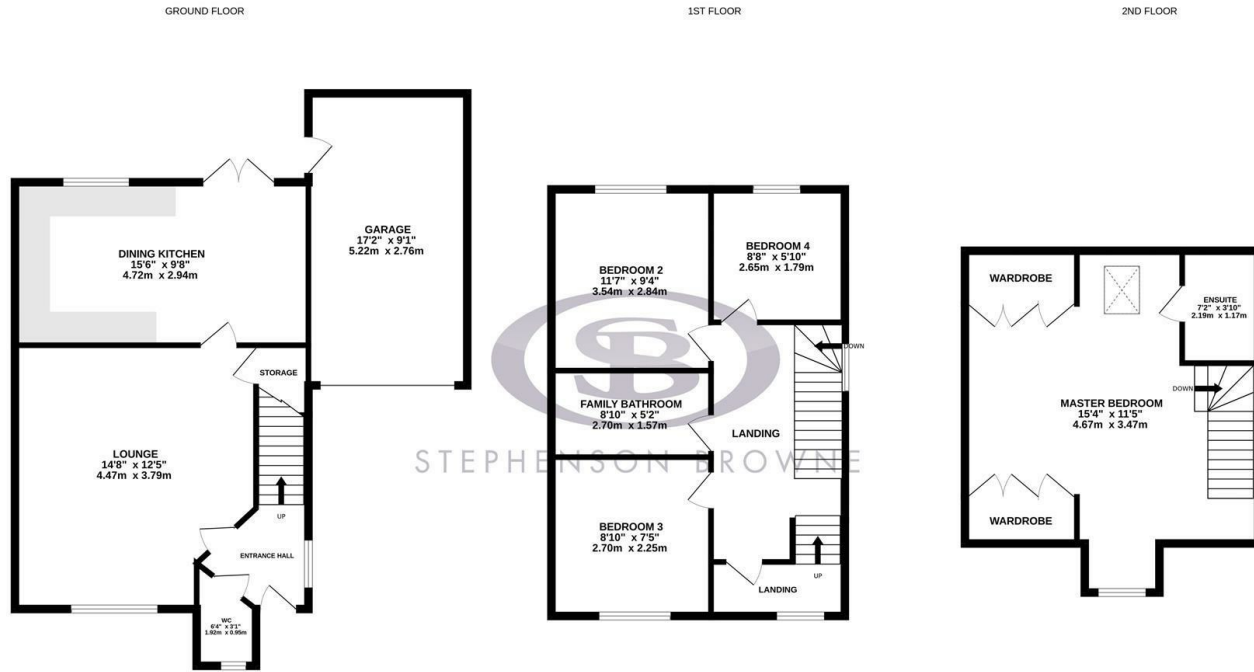
AML Disclosure

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.





# Floorplans



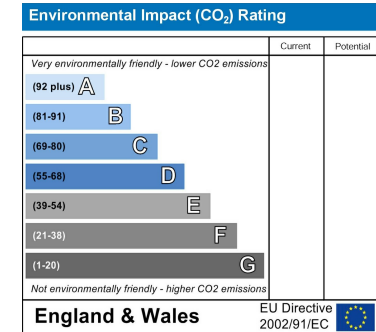
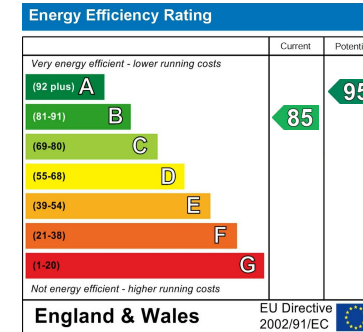
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# EPC Rating



# Viewing

Please contact our office using the details provided at the bottom of this page if you are interested in booking a viewing or require further information.

NOTICE: Stephenson Browne for themselves and for the vendors or lessors of this property whose agents they are give notice that: (1) the particulars are set out as a general guideline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (2) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each theme; (3) no person in the employment of Stephenson Browne has any authority to make representation or warranty whatever in relation to this property. (4) fixtures & fittings are subject to a formal list supplied by the vendors solicitors. **Referring to:** Move with Us Ltd **Average Fee:** £123.64

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