



STEPHENSON BROWNE

## Forge Lane, Congleton

CW12 4BL



Offers Over £440,000

## DESCRIPTION

Tucked away on a desirable end corner plot within the exclusive Daneside Park development, this impressive four-bedroom detached home offers modern family living in a peaceful, semi-rural setting. Built just six years ago by Wain Homes to a high specification, the development comprises only forty-five properties and enjoys a prime position just 1.5 miles from the town centre, surrounded by greenery, mature woodland, and close to the River Dane with scenic countryside walks nearby. A children's play area directly opposite further enhances its appeal for families.

The property is beautifully presented throughout, beginning with a welcoming entrance hall leading to a spacious lounge featuring a walk-in bay window. To the rear, the heart of the home is the open-plan dining kitchen, complete with a central island and French doors opening onto the garden, alongside direct access to a separate utility room. A convenient downstairs WC completes the ground floor.

Upstairs, there are four well-proportioned bedrooms, with both the principal and second bedrooms benefitting from their own en suite facilities. The main bedroom also features fitted wardrobes, while a stylish four-piece family bathroom serves the remaining bedrooms.

Externally, the south-west facing rear garden is thoughtfully designed, offering a paved patio, lawned area, and an additional seating space with pergola—perfect for outdoor entertaining. There is also useful side access providing space for a storage shed, adding further practicality.

This is a superb opportunity to acquire a modern, high-quality home in a tranquil yet



well-connected location, ideal for growing families.

**Location:**

Locally you will find many different amenities close by including West Heath precinct and Barn Road retail park, Tesco Extra and Shell Garage. The heart of Congleton Town Centre offers many different and some recently new and upcoming restaurants, bars and pubs with lots of charming cafes, little shops, hairdressers, barbers and of course all essential health care.

**Entrance Hall**

13'4" x 7'0" max  
External front entrance door, solid wood flooring, central heating radiator, ceiling light fitting, power point, access to all ground floor accommodation and stair access to the first floor accommodation.

**Lounge**

15'1" x 10'7"  
UPVC double glazed walk in bay window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points.

**Open Plan Dining Kitchen**

21'9" x 11'0"  
Modern fitted kitchen comprising high gloss wall and base units with work surface over, central breakfast island, inset sink with double drainer and mixer tap, integrated eye level double oven, integrated fridge freezer, gas hob with extractor over, integrated dishwasher, tiled splash back, unit downlighters, ceiling spotlights, power points, laminate wood effect flooring throughout, French doors opening out into the rear garden. To the dining area is a central heating radiator, ceiling light fitting, power points, UPVC double glazed window to the rear elevation, direct access into the utility.

**Utility**

9'3" x 5'1"  
High gloss base units with work surface over, inset sink with single drainer and mixer tap, space and plumbing for a washing machine and dryer, laminate wood effect flooring, ceiling light fitting, houses the boiler, power points, central heating radiator, external door access out into the rear garden.

**Downstairs WC**

Low level WC, hand wash basin with mixer tap, half tiled walls throughout, ceiling light fitting, central heating radiator, UPVC double glazed window to the front elevation.



### **Landing**

Providing access to all first floor accommodation and access to the loft space (the loft is fully boarded with pull down ladders), carpet flooring, ceiling light fitting and ceiling spotlights, central heating radiator and power point.

### **Bedroom One**

13'5" x 10'10"

UPVC double glazed window to the front elevation, fitted wardrobes, central heating radiator, carpet flooring, ceiling light fitting, power points, direct access into the En suite.

### **En Suite**

7'9" x 4'6"

Vanity unit comprising hand wash basin with mixer tap, low level WC and storage, tiled splash back, wall mounted LED mirror, walk in shower with tiled splash back and removable shower head, tiled flooring, extractor fan, ceiling light fitting, chrome heated towel rail, UPVC double glazed window to the front elevation.

### **Bedroom Two**

11'8" x 11'3"

UPVC double glazed window to the front elevation, ceiling light fitting, carpet flooring, central heating radiator, power points, direct access into the en suite.

### **En Suite**

5'8" x 5'1"

Three piece suite comprising low level WC, hand wash basin with mixer tap and tiled splash back, wall mounted mirrored cabinet, walk in mixer shower with tiled splash back and removable shower head, laminate flooring, extractor fan, ceiling spotlights, chrome heated towel rail, UPVC double glazed window to the side elevation.

### **Bedroom Three**

11'2" x 9'0"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

### **Bedroom Four**

11'2" x 9'4"

UPVC double glazed window to the rear elevation, ceiling light fitting, central heating radiator, carpet flooring, power points.

### **Family Bathroom**

8'3" x 7'10" max

Four piece suite comprising low level WC, hand wash basin with mixer tap, low level bath with mixer tap, walk in mixer shower with tiled splash back and removable shower head, laminate flooring, half tiled walls throughout, ceiling light fitting, chrome heated towel rail, UPVC double glazed window to the rear elevation, extractor fan.



### Garage

17'1" x 8'3"

Up and over garage door, power and light.

### Externally

Externally to the front of the property is off road parking for two vehicles with a well maintained laid to lawn area to the right hand side boarded by a decorative stone and outside lighting. Side access is available into the rear garden which is made up of paved patio and a further raised laid to lawn area boarded by a flower bed. In addition is another patio section with pergola a great space for seating or hosting in the upcoming summer months. Down the side also provides space to house an outdoor shed for storage.

### Tenure

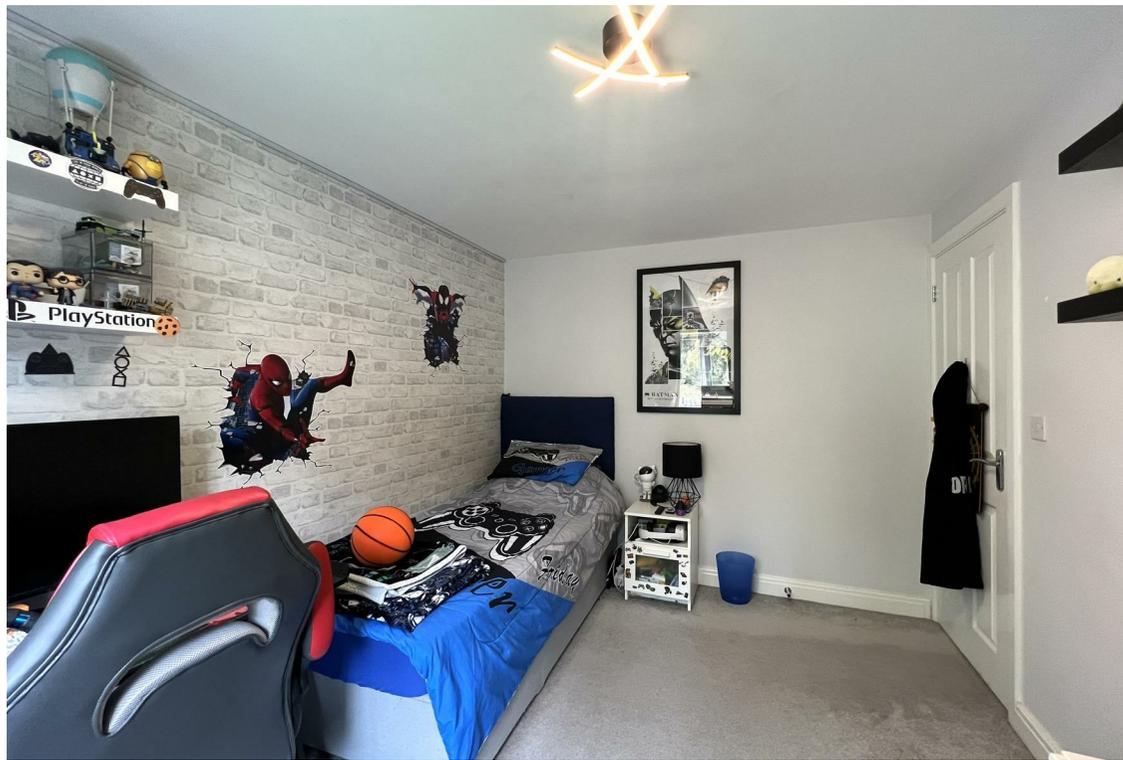
We understand from the vendor that the property is freehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts. Please note there is a communal maintenance charge of £200 per annum.

### Need to Sell?

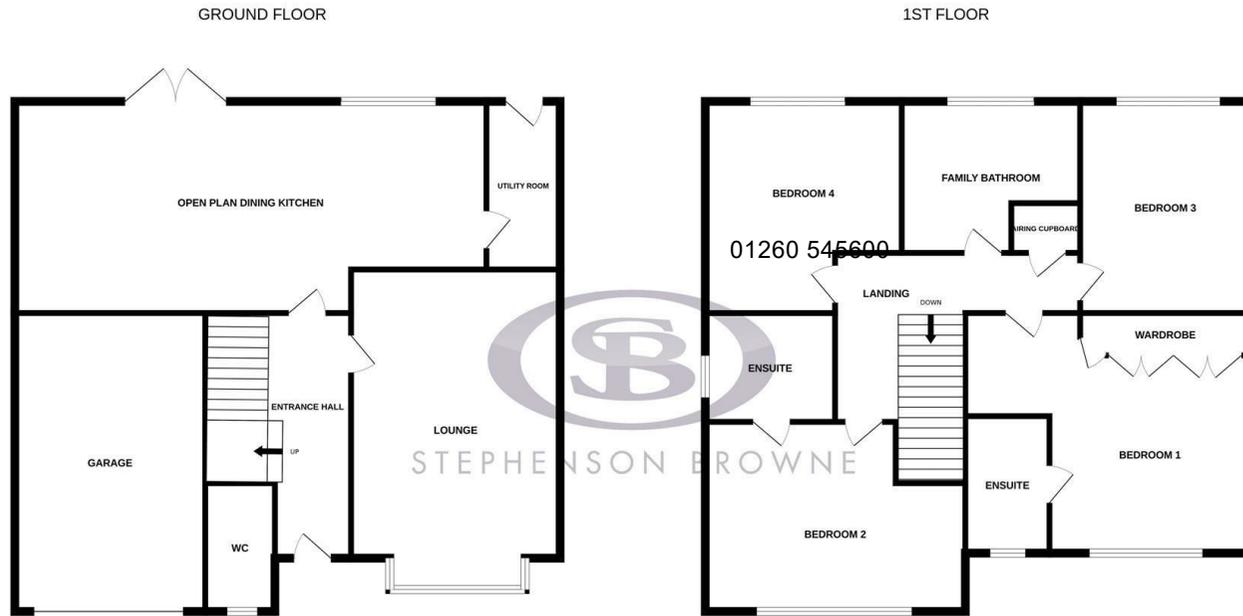
For a FREE valuation please call or e-mail and we will be happy to assist.

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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



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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>93</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>	<b>84</b>		(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

# Viewing

Please contact our office using the details provided on the final page if you are interested in booking a viewing or require further information.

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