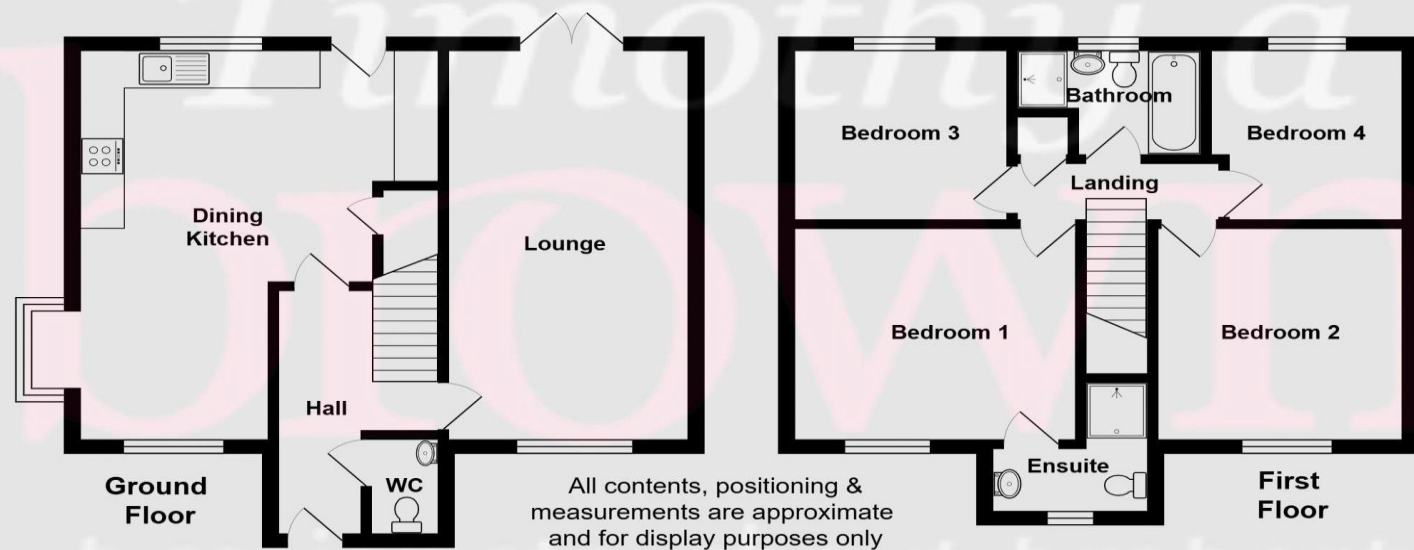




Energy performance certificate (EPC)		
7, Forge Wood Close CONGLETON CW12 4DR	Energy rating B	Valid until: 3 November 2028
		Certificate number: 9769-3814-7790-9208-7211

Property type	Detached house
Total floor area	117 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](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 B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

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

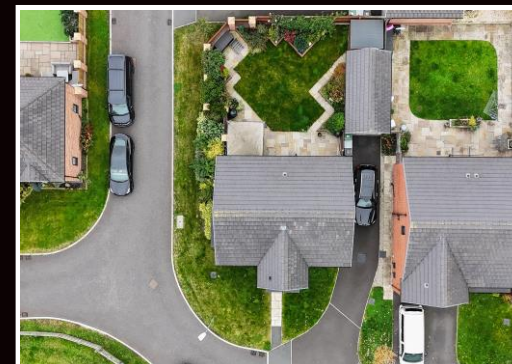


Disclaimer
Timothy A Brown endeavour to make accurate depictions of properties, however for clarification we wish to inform prospective purchasers/tenants that we have prepared these sales/rental particulars as a general guide. We have not carried out a detailed survey, and the mention of any appliances/and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

2-4 West Street Congleton Cheshire CW12 1JR
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Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR



7 Forge Wood Close
Congleton, Cheshire CW12 4DR

Selling Price: £440,000

- STUNNING DETACHED HOME WITH NO ONWARD CHAIN
- FOUR DOUBLE BEDROOMS INCLUDING MASTER WITH EN-SUITE
- STYLISH OPEN-PLAN DINING KITCHEN
- LUXURY FAMILY BATHROOM WITH BATH & SEPARATE SHOWER
- DESIRABLE CORNER PLOT WITH THREE CAR DRIVEWAY
- DETACHED GARAGE & PRIVATE REAR GARDEN
- OUTSTANDING LOCAL SCHOOLS WITHIN EASY REACH
- EXCELLENT TRANSPORT LINKS INCLUDING M6 & TRAIN STATION

FOR SALE BY PRIVATE TREATY (Subject to contract)

NO ONWARD CHAIN - Welcome to Daneside Park — the home of your dreams!

Even the name sounds idyllic. This boutique Wainhomes development of just 45 homes is beautifully tucked away on the edge of open countryside, moments from the River Dane and scenic walking routes, yet only a short distance from Congleton town centre.

This stunning, contemporary home offers a fresh, bright, modern interior — the perfect setting to raise a family, create memories, or simply enjoy your own private haven away from the bustle of daily life.

Wainhomes are renowned for craftsmanship and pride — qualities that shine through in The Haversham. With its elegant elevations, striking windows, and character elevations, this home blends timeless design with a modern lifestyle. Inside, chic interiors and high-spec finishes create a home that feels both stylish and welcoming.

Set over two floors, the spacious layout features four double bedrooms, including a master suite with en-suite shower room. Every detail has been considered to create a space where families can live comfortably and elegantly.

Positioned on a desirable corner plot, this home benefits from a three car driveway, a detached garage, and a private rear garden — a generous, secure space for children or pets, with lawn and patio areas that capture the afternoon and evening sun.

Step inside to a welcoming hallway with W.C., leading to a light-filled sitting room with French doors opening onto the garden. The true heart of the home, however, is the stylish open-plan dining kitchen — a contemporary family hub with dedicated areas to cook, eat, and relax.

Upstairs, the central landing leads to the four bedrooms and ensuite, plus a luxury family bathroom featuring both a bath and separate shower.



Location & Lifestyle

Daneside Park offers an exceptional balance of countryside charm and modern convenience.

Outstanding schools are within easy reach, including Congleton High School and Eaton Bank Academy, both rated Good with Outstanding Features by Ofsted. Primary options such as The Quinta, Blackfirs, and St Mary’s Catholic Primary are nearby.

For leisure and amenities, Congleton has everything you need — from Astbury Mere Country Park, independent cafés, and the Daneside Theatre, to a Marks & Spencer Food Hall, Tesco, and a bustling town centre.

Perfectly Connected

- Immediate access to A34 and the new Congleton Link Road, offering quick routes to Manchester, Stoke, and Macclesfield
- M6 (Junction 17) – just 10 minutes away
- Manchester International Airport – only 18 miles
- Congleton Train Station – 2 miles, with regular services to Manchester and Stoke
- Crewe Station – 12 miles by swift main roads

The accommodation briefly comprises:
(all dimensions are approximate)

ENTRANCE HALLWAY : Spacious and accommodating entrance hallway providing access to all ground floor accommodation. Compromising composite front door, double panel radiator, stair access to first floor.

GUEST CLOAKROOM 3' 8" x 4' 8" (1.12m x 1.42m) : PVCu double glazed opaque window to the front elevation, low level WC, wash hand basin with chrome mixer tap, tiled splashback, single panel radiator, wood effect flooring.



LIVING ROOM 21' 0" x 11' 10" (6.40m x 3.60m) : PVCu double glazed French doors outlooking on to the rear garden, PVCu double glazed window to the front elevation, two single panel radiators.

KITCHEN/DINING ROOM/UTILITY 16' 11" x 21' 1" (5.15m x 6.42m) max : This room creates the perfect family space Open Plan living featuring an open 'L' shaped fitted Kitchen with central Island compromising, high white gloss effect wall and base units with grey work surface over, fitted fridge and freezer, dishwasher, 5 ring gas hob with extractor over and fitted splashback board, eye level double oven, chrome sink with mixer tap and single drainer, PVCu double glazed window looking onto the rear garden, PVCu door to the rear leading out onto into the garden, wood effect flooring throughout, under stairs storage space perfect to store coats and shoes. To the right hand side of the kitchen is the utility space with high white gloss effect wall and base units with grey work surface over, space and plumbing for washing machine and dryer and cupboard housing Ideal Logic gas central heating boiler. To the front elevation is the Dining area space with PVCu double glazed window to the front elevation and PVCu double glazed walk in bay window to the side elevation, double and single panel radiators, power points.

First Floor :

LANDING : Access into the loft, single panel radiator, power points, airing cupboard with lagged hot water cylinder.

MASTER BEDROOM 10' 6" x 13' 7" (3.20m x 4.14m) : Situated to the front of the property this spacious master bedroom includes PVCu double glazed window to the front elevation, single panel radiator, power points, access into the en-suite.

EN-SUITE 8' 4" x 4' 10" (2.54m x 1.47m) plus shower enclosure : Three piece suite with low level WC, wash hand basin with chrome mixer tap, wall mounted chrome towel radiator, wood effect flooring, walk in shower housing thermostatically controlled mains fed shower with grey tiled splashback, PVCu double glazed opaque window to the front elevation.

SECOND BEDROOM 12' 0" x 11' 1" (3.65m x 3.38m) : Situated to the front elevation with UPVC double glazed window to the front, single panel radiator.



THIRD BEDROOM 10' 3" x 9' 6" (3.12m x 2.89m) : PVCu double glazed window to the rear elevation, single panel radiator.

FOURTH BEDROOM 9' 6" x 9' 8" (2.89m x 2.94m) : PVCu double glazed window to the rear elevation, single panel radiator.

BATHROOM 6' 8" x 5' 6" (2.03m x 1.68m) plus shower enclosure : Four piece suite compromising low level WC, wash hand basin with chrome mixer tap, panelled bath with chrome pillar taps, walk in shower cubicle with thermostatically controlled mains fed shower with grey tiled splashback, chrome wall mounted towel radiator, wood effect flooring, PVCu double glazed opaque window to the rear elevation.

EXTERNALLY : The property sits on a corner plot overlooking Woodland and the River Dane, to the front of the property is an extensive driveway with space to fit up to three cars, this leads down to the detached breeze block rendered garage with space to fit another vehicle. At the side of the property down the driveway you will also find fitted an electrical car charger and gated access into the rear garden. To the front of the property is laid to lawn with a paved pathway leading up to the front door, down the left hand side are bushes plants and shrubs running alongside the fence. In the rear garden you will find two patio seating areas, a laid to lawn area and wooden flower beds filled with mature trees, bushes and plants to the right hand side is a wood shed perfect for all of your outdoor tools and gardening gear.

DETACHED GARAGE 17' 0" x 8' 10" (5.18m x 2.69m) internal measurements : Up and over door. Power and light.

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

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

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

TAX BAND: E

LOCAL AUTHORITY: Cheshire East

DIRECTIONS: SATNAV CW12 4DR

