



## 14 Forge Lane

Congleton, CW12 4HF

**Price £425,000**



Here at Carters, we are proud to be welcoming to the market this outstanding, five bedroom, detached Townhouse which is situated on the outskirts of West Heath, Congleton.

Nestled away at the head of a quiet and family orientated cul-de-sac, this executive home boasts one of the larger plots within the estate, with a generous rear garden, an oversized detached garage and a double driveway. Having been built in 2019, and benefiting from over 5 years of new build warranty remaining and boasts the very best of fixtures and fittings throughout. Boasting flexible living across all three storeys, this stunning family home is a perfect purchase for young and growing families alike, whom are looking to set down roots and enjoy raising a family and entertaining friends and family, for many years to come. Entering the property on the ground floor you will find a spacious and bright entrance hall which provides access into the WC, with the stairs to the first floor leading off. A rare find with three storeys, this fantastic property benefits from having both the kitchen/diner and living room on the ground floor. The kitchen is contemporary, boasting beautiful units with granite work surfaces, integrated appliances and enough space for a dining room table, as well as French doors which lead out into the rear garden. Head up the stairs to the first floor, where there is a generous main bedroom with a beautiful and modern ensuite, and a feature Juliet balcony, where you can enjoy the views upon the horizon from the comfort of your own bed. There are also two further bedrooms and a family bathroom to enjoy before heading up the stairs to the second floor. On the second floor there is another, modern family bathroom, as well as a further two, double bedrooms. The location is also fantastic for families, providing access to the many excellent schools the town has to offer, as well as the town centre, supermarkets, scenic walks and general amenities, just a short distance away.

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### Entrance Hall

Double glazed composite entrance door to the front elevation and a UPVC double glazed window to the side.  
Storage cupboard. Radiator. LVT flooring set in herringbone. Stairs to the first floor leading off. Access WC.

### WC

UPVC double glazed window to the front elevation.  
A modern and white two piece suite which comprises of a recessed WC and a wall mounted hand wash basin. Heated chrome ladder towel rail. Radiator. LVT flooring set in herringbone. Extractor fan.

### Living Room

15'06 x 13'02 (4.72m x 4.01m)  
UPVC double glazed French doors and side lights to the rear elevation.  
Radiator. TV point.

### Kitchen/Breakfast Room

26'06 x 12'00 (8.08m x 3.66m)  
UPVC double glazed window to the front elevation and UPVC double glazed French doors with side lights to the rear.  
A modern range of wall, drawer and base units which comprises of granite work surfaces with a double stainless steel inset sink, mixer tap and drainer. A built in waist height electric oven and microwave, a four ring induction hob and a modern extractor hood. An integrated fridge and freezer. Integrated dishwasher. Integrated washer/dryer. Breakfast bar. Designated 'snug' area with plenty of space for a dining room table. Two radiators. TV point. LVT flooring set in herringbone.

### First Floor Landing

UPVC double glazed window to the side elevation.  
Stairs to the second floor leading off. Radiator.

### Bedroom One

13'11 x 11'09 (maximum) (4.24m x 3.58m (maximum))  
A Juliet balcony with two UPVC double glazed windows and French doors to the rear elevation.  
Radiator. TV point.

### Ensuite

UPVC double glazed window to the rear elevation.  
A modern three piece suite which comprises of an oversized walk in shower, a wall mounted hand wash basin and a recessed WC. Shaver point. Heated chrome ladder towel rail. Partially tiled walls. Extractor fan. Herringbone luxury SPC flooring.

### Bedroom Two

15'00 x 9'06 (4.57m x 2.90m)  
UPVC double glazed window to the rear elevation.  
Radiator.

### Bedroom Five

11'09 x 7'10 (3.58m x 2.39m)  
UPVC double glazed window to the front elevation.  
Radiator.

### Family Bathroom

UPVC double glazed window to the front elevation.  
A modern and white three piece suite which comprises of a panel bath with a wall mounted shower and glass shower screen, a wall mounted hand wash basin and a recessed WC. Recessed ceiling downlighters. Heated chrome ladder towel rail. Shaver point. Partially tiled walls. Porcelonosa tiled flooring.

### Second Floor Landing

Velux double glazed skylight. Loft access.

### Bedroom Three

20'03 (maximum) x 8'09 (6.17m (maximum) x 2.67m)  
UPVC double glazed window to the rear elevation.  
Radiator. TV point.

### Bedroom Four

15'06 (maximum) x 8'10 (4.72m (maximum) x 2.69m)  
UPVC double glazed window to the rear elevation.  
Radiator. TV point.

### Family Bathroom

Velux double glazed skylight. A modern three piece suite which comprises of an oversized shower enclosure, a wall mounted hand wash basin and a recessed WC. Airing cupboard. Heated chrome ladder towel rail. Recessed ceiling downlighters. Partially tiled walls. Extractor fan. Herringbone luxury SPC flooring.

### Garage

20'02 x 10'08 (6.15m x 3.25m)  
Up and over door to the front elevation.  
Power and lighting.

### Exterior

To the front there is a low maintenance frontage with a paved path which leads to the entrance door of the property. The driveway and garage is to the front of the property and provides off-road parking for a couple of vehicles. To the rear there is a generous and low maintenance garden which is private and mainly laid to lawn, with a sleeper border and a paved patio area.

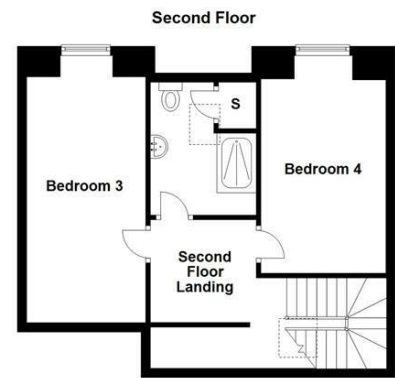
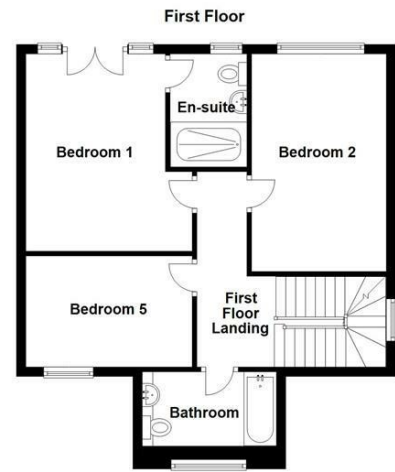
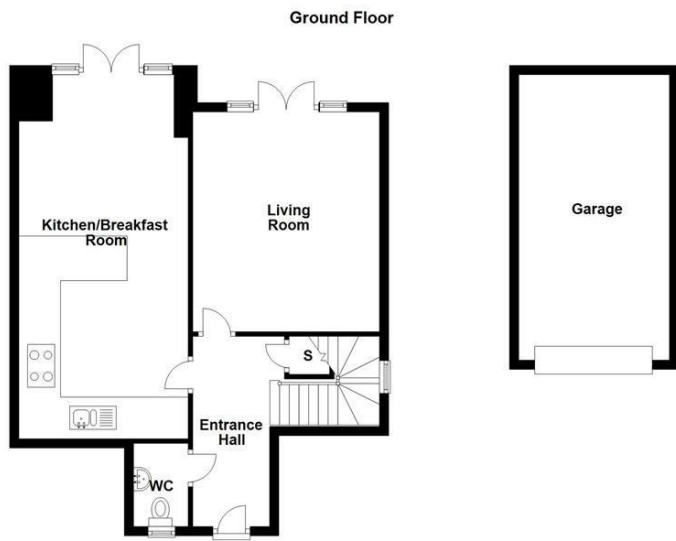
### Additional Information

We are led to believe that the property is Freehold and Council Tax Band F.

### Services

The main services of gas, electric, water and drainage are all connected to the mains. Broadband is Fibre.  
Please note: services and appliances have not been tested by the agent.





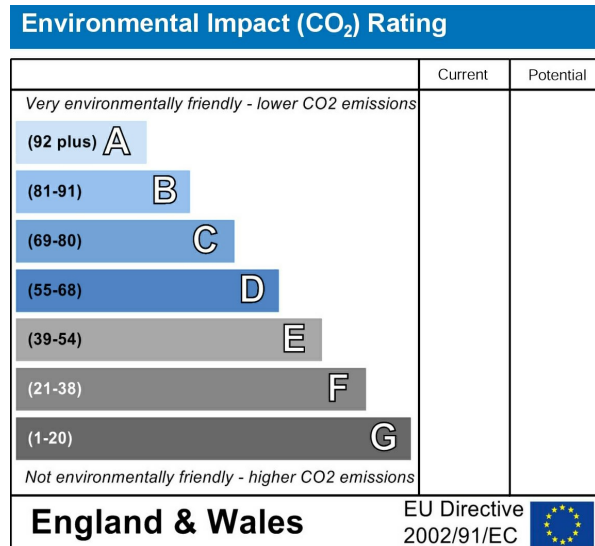
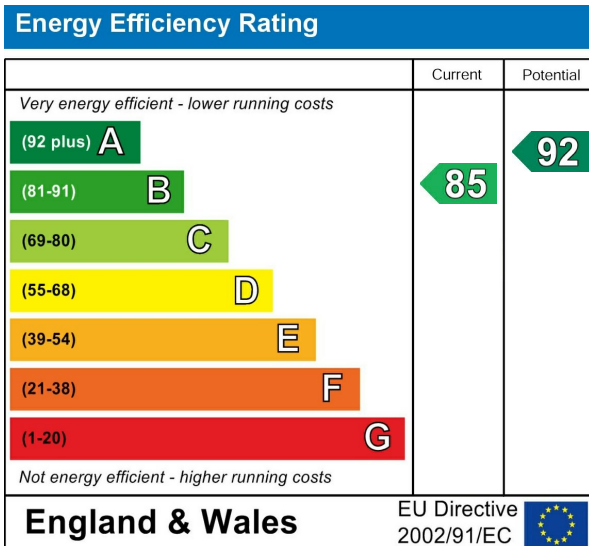
## Road Map



## Hybrid Map



## Energy Efficiency Graph



## Viewing

Please contact our Carters Estate Agents Office on 01782 470391 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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