



## 67 Forge Lane, Congleton, CW12 4BL

£129,950

- Modern Stylish Two Bedroom Semi-Detached Home
- Dining Kitchen Fitted With Modern Units
- Positioned Close To Congleton Town Centre
- Shared Ownership Opportunity (55% Share)
- Fully Enclosed Rear Garden Enjoying A High Degree Of Privacy
- Close To Local Amenities, Leisure Facilities & Schools
- Spacious Lounge With Built In Storage
- Double Width Driveway Providing Ample Parking



# 67 Forge Lane, Congleton CW12 4BL

Modern Two-Bedroom Semi-Detached – Shared Ownership Opportunity (55% Share)

Built in 2019, this stylish two bedroom semi-detached home is offered for sale on a shared ownership basis, presenting an excellent opportunity to purchase a 55% share with the option to staircase and acquire additional shares over time.

Situated in a privileged position on this popular development, the property enjoys one of its finest aspects, backing directly onto open woodland, creating a tranquil and private setting rarely found on modern estates.



Council Tax Band: B



Internally, the accommodation offers all the attributes expected of a modern build, including energy efficient construction and contemporary finishes throughout. The ground floor features a welcoming hallway, cloakroom/WC, a spacious lounge with built in storage, and a dining kitchen fitted with modern units and French doors opening onto the rear garden.

To the first floor, there are two bedrooms, with the master being an excellent size and enjoying elevated woodland views through the twin windows. A stylish bathroom serves the first floor, fitted with a modern white suite and complementary tiling.

Externally, the property boasts a fully enclosed rear garden enjoying a high degree of privacy, extending to the rear and side with gated access to the front. A double width driveway provides ample parking, and there are also provisions for an electric car charging point, perfect for today's lifestyle needs.

The location is another key highlight. Positioned close to Congleton Town Centre, residents benefit from easy access to the newly developed Market Quarter, a vibrant destination offering independent eateries, bars, and shopping, bringing a cosmopolitan edge to this historic market town. Congleton also provides excellent schools, leisure facilities, and transport links to nearby Manchester and Cheshire towns.

With its blend of modern accommodation, woodland outlook, and excellent location, this property represents a fantastic opportunity for those seeking affordable yet aspirational homeownership in a thriving Cheshire town.

### **Entrance Hall**

Covered external canopy having a double glazed front entrance door. Stairs off to first floor landing

### **Lounge**

11'0" x 14'0"

Having a UPVC glaze window to the front aspect, radiator, grey wood wash effect laminate flooring. Storage cupboard to under stairs.

### **Dining Kitchen**

14'4" x 9'10"

Having a range of off-white modern wall mounted cupboard and base units with contrasting works surface over incorporating a one and a half bowl single drainer stainless steel sink unit with mixer tap over. Integral appliances including electric combination oven and grill with separate four ring gas hob over and chimney style stainless steel extractor fan with glass splashback. Plumbing for washing machine space for fridge freezer. Oak effect vinyl flooring, UPVC double glazed window and rear entrance door overlooking the rear garden. Space for table and chairs, radiator. Door to ground floor cloaks.

### **Ground Floor Cloakroom**

Having a white Low level WC, pedestal wash hand basin, radiator, UPVC double glazed obscured window to the side aspect. Continuous grey wood effect vinyl flooring.

### **First Floor Landing**

Having access to loft space and extractor fan to ceiling. UPVC double glaze obscured window to the side aspect. Storage cupboard having fitted shelving.



### Bedroom One

14'5" x 10'8" reducing to 7'6"

Having twin UPVC double glazed windows to the rear aspect overlooking the rear gardens and adjoining Woodland. Greywood wash effect laminate flooring, two radiators.

### Bedroom Two

13'4" x 8'0"

Having a UPVC double glazed window to the rear aspect, grey wood wash effect laminate flooring, radiator.

### Bathroom

6'0" x 6'1"

Having a panelled bath with an electric shower over, fixed glazed shower screen, pedestal wash hand basin and low-level WC. Chrome heated towel radiator, part tile walls, vinyl patterned flooring. UPVC double glaze obscured window to the rear aspect.

### Externally

The property is approached from the roadside onto a double width driveway with defined parking space for two cars. External PowerPoint and electric point for an electric car charger. Gated side access to the rear garden which is later alone with an adjoining paved patio and additional side garden area enjoying a good degree of privacy being enclosed by timber fenced panels also backing onto open Woodland enjoying a delightful rear aspect.

### Personal & Connected Interest

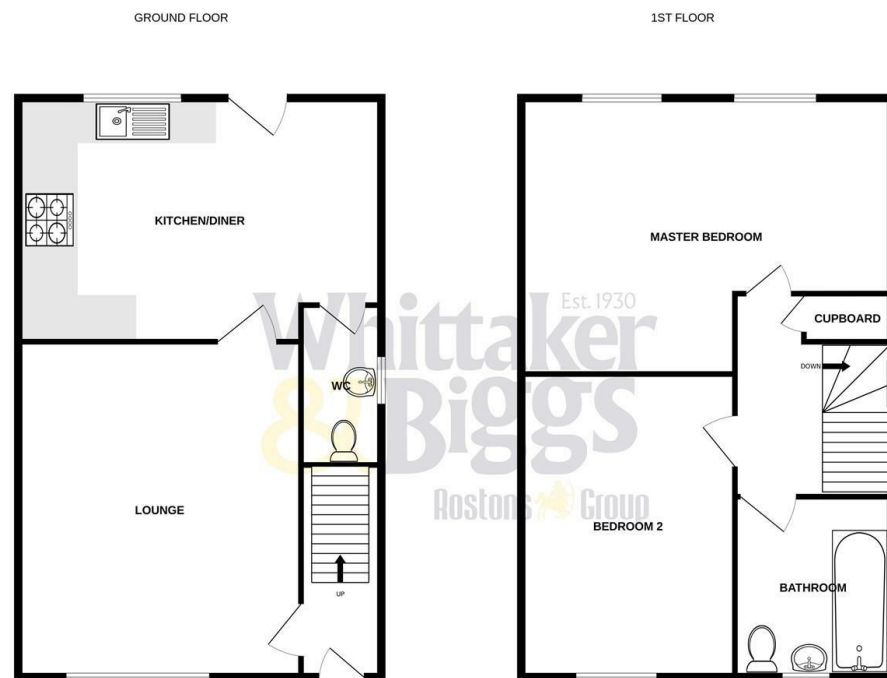
Please note that the vendor of this property is an employee of Whittaker & Biggs





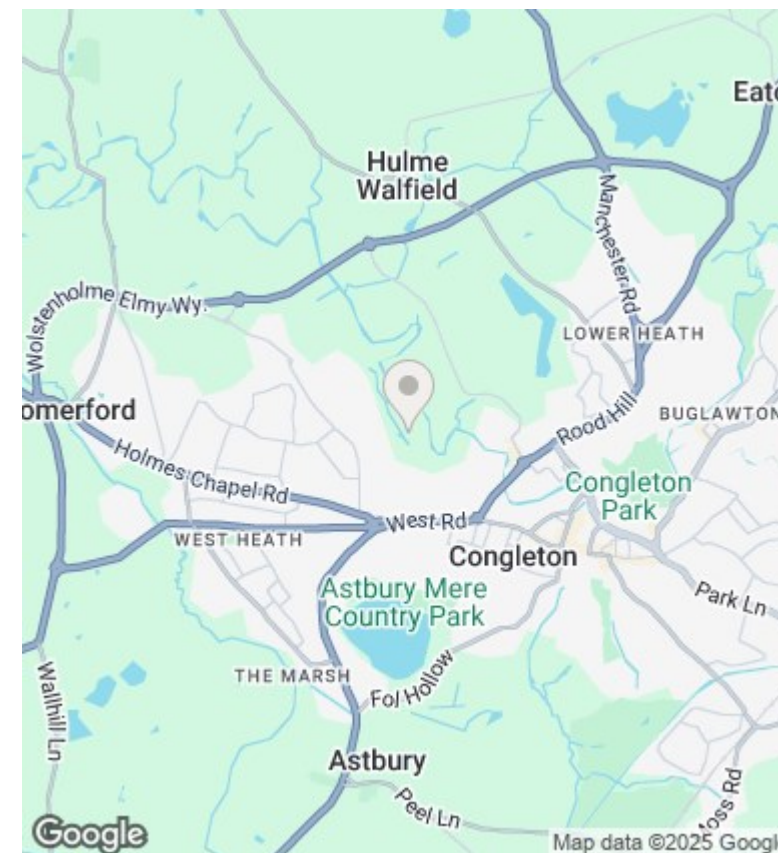






Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## Directions

## Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>97</b>
(81-91) <b>B</b>	<b>83</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		