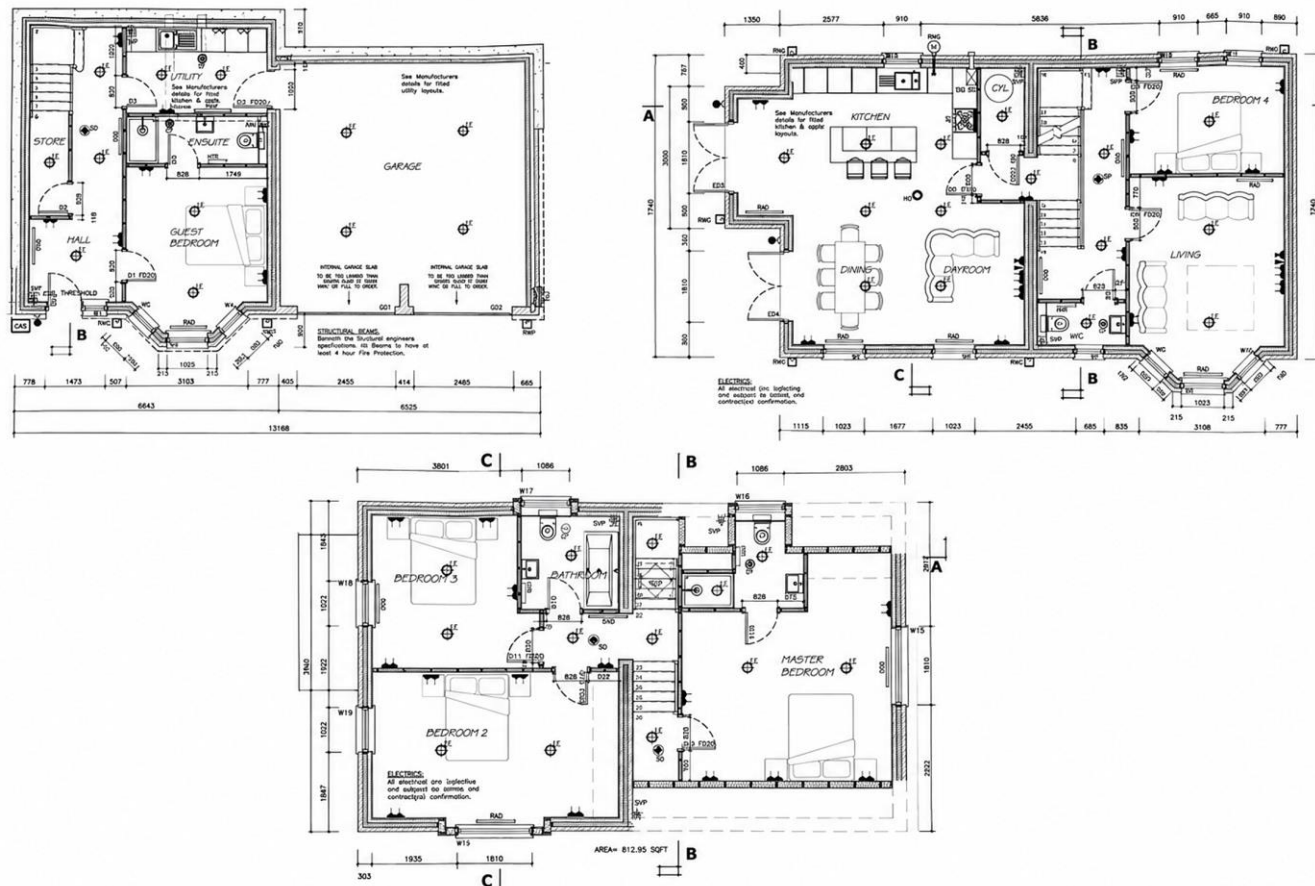


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Energy performance certificate (EPC)

27 Forge Lane Congleton, Cheshire	Energy rating B	Valid until 18 September 2038
Certificate number 8800-7101-7100-2001-5006		

Property type
Detached house

Total floor area
182 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 this regulation and exemptions <https://www.gov.uk/guidance/landlords-exemptions>.

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](#)

<https://www.epc-portal.gov.uk/energy-certificates/8800-7101-7100-2001-5006>

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.



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27 Forge Lane
Congleton, Cheshire CW12 4HF

Selling Price: £649,000

- FLAGSHIP HOME ON A PRESTIGIOUS DEVELOPMENT
- LARGE ELEVATED PLOT BACKING ONTO WOODLAND
- VERSATILE SPLIT-LEVEL DESIGN
- SUPERB OPEN-PLAN KITCHEN, DINING AND LIVING SPACE
- STATE-OF-THE-ART HEATING AND COOLING SYSTEM
- DOUBLE GARAGE WITH ELECTRICALLY OPERATED DOORS
- EXTENSIVE GARDENS WITH EXTENSION POTENTIAL (SUBJECT TO CONSENT)
- PEACEFUL YET CONVENIENT CONGLETON LOCATION

In our opinion this is the 'flag ship' property on this sought after development situated on a large elevated plot with woodland to the rear.

This home is much larger than anticipated being arranged on split level format to take advantage of the plot. It has been built to a high specification with the owner upgrading the heating and cooling with a state of the art system which is mentioned further down in the sales details under 'Services.' Based on the current owner's usage, essential household running costs, including heating, cooling, water, cooking and laundry, were under £100 per month during last year.

The property is constructed of brick elevations, PVCu double glazing under a tile roof and the tasteful interior comprising on ground floor, hall, reception room or bedroom with attached ensuite, large utility room with door to double garage. This ground floor area could be used as accommodation for a dependant relative.

There are stairs up to the large open plan fitted kitchen with integrated appliances, dining area and seating with two sets of double doors to patio and garden. Moving further up to the landing, doors allow access to bay window living room, bedroom/study and cloakroom/W.C. Stairs then lead up to two further bedrooms and family bathroom. At the top floor there is a large master bedroom and ensuite.

Externally the grounds are of a good size, that if required, would accommodate an extension. To



the front are two tarmac driveways with one leading to the front of the house and double garage with electrically operated doors. The frontage is open plan and laid to lawn. Paths and gates either side of the property allows access to the 'L' shaped gardens and patio area, off the kitchen/diner. The gardens back on to woodland and are laid to lawn for easy maintenance. There is an outside light, power and garden tap.

Viewing is imperative to appreciate this home which is set in a peaceful, sought after area of Congleton providing that balance between countryside, tranquillity and urban convenience. Perfect location for the commuter.

This home offers a modern design, specifically to provide that lifestyle property many home buyers are seeking.

The accommodation briefly comprises

(all dimensions are approximate)

ENTRANCE : Composite front door to hall.

HALL : Stairs. Double panel central heating radiator. Doors to principal rooms, Under stairs storage cupboard.

UTILITY 11' 7" x 6' 10" (3.53m x 2.08m): Fitted base unit with inset single drainer stainless steel sink. Plumbing and space for washing machine and dryer. Door to garage.

GUEST BEDROOM/RECEPTION 11' 9" x 14' 0" (3.58m x 4.26m) into bay: Air conditioning unit. Radiator. Door to ensuite.

ENSUITE 11' 8" x 3' 11" (3.55m x 1.19m): White suite comprising low level W.C., wash hand basin and double sized shower enclosure. Chrome heated towel rail/radiator.



First Floor :

HALF LANDING : Access to step up to main landing. Door to walk-in cupboard with cylinder.

OPEN PLAN KITCHEN/DINING/DAY ROOM 23' 0" x 23' 0" (7.01m x 7.01m): Quality fitted base and eye level units with white hi-gloss laminated working surfaces over with concealed under unit lighting. One and a half bowl single drainer stainless steel sink. Kitchen island featuring cleverly concealed bins for a streamlined finish. Bosch appliances. Induction hob and extractor over. Lamona microwave/double oven. PVCu double glazed window to front and rear aspect. Two sets of PVCu double glazed double doors to patio and garden. 13 Amp power points. Air conditioning unit. Cat flap.

LIVING ROOM 16' 9" x 12' 4" (5.10m x 3.76m): PVCu double glazed bay window. Air conditioning unit.

CLOAKROOM /W.C. : Opaque window. White suite comprising low level W.C. and wash hand basin.

BEDROOM 4/STUDY 12' 3" x 8' 7" (3.73m x 2.61m): PVCu double glazed window. Air conditioning unit.

HALF LANDING : Leading to second floor. Velux roof light. Doors to:

BEDROOM 2 FRONT 18' 6" x 11' 0" (5.63m x 3.35m): PVCu double glazed window to side and front aspect. Radiator.

BEDROOM 3 SIDE 12' 5" x 11' 7" (3.78m x 3.53m): PVCu double glazed window to side aspect. Radiator.

BATHROOM 7' 10" x 6' 3" (2.39m x 1.90m): PVCu opaque double glazed window to rear aspect. White suite comprising low level W.C., wash hand basin and panelled bath. Half tiled walls and tiled floor. Chrome heated towel rail/radiator.

SECOND FLOOR LANDING :

MASTER BEDROOM 15' 6" x 12' 5" (4.72m x 3.78m): PVCu double glazed window to side aspect. Radiator. Air conditioning unit. Recessed fitted wardrobes with mirror fronted sliding doors. Door to ensuite.



ENSUITE 6' 11" x 9' 4" (2.11m x 2.84m) max: PVCu doubled glazed opaque window to rear aspect. White suite comprising low level W.C., wash hand basin and double sized shower enclosure. Feature towel rail/radiator. Partly tiled walls. Tiled floor.

Outside :

FRONT : Open plan lawn with two tarmac driveways, one terminating at the front of the house and garage. Paths to the side and rear garden.

REAR : Laid mainly to lawn with patio area and backing on to woodland.

GARAGE 20' 0" x 19' 9" (6.09m x 6.02m): Two electric vehicular access roller doors. Power and light.

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

Solar Panels - A solar array with 16 panels rated at 350W each. 20 kwh battery storage by Fox ESS. Automated transfer switch giving the property an off grid facility.

Household running costs were less than £100 pcm to run last year - this included heating, cooling, water, cooking and laundry etc.

Heating - **Air source heat pump** Vaillant aro therm 5kw. Combined efficiency of 4.55 to put in perspective the national average is 3.7

12 kwh Mitsubishi Ecodan air conditioning in the property which provides heating and cooling.

AGENT NOTE : The air conditioning does not extend to all the bedrooms. It can be extended using a ducting/mainfold system (like in offices) with current external unit.

TENURE : Freehold (subject to solicitors' verification). Service Charge is: £150 per annum.

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: F

DIRECTIONS: SATNAV: CW12 4HF

