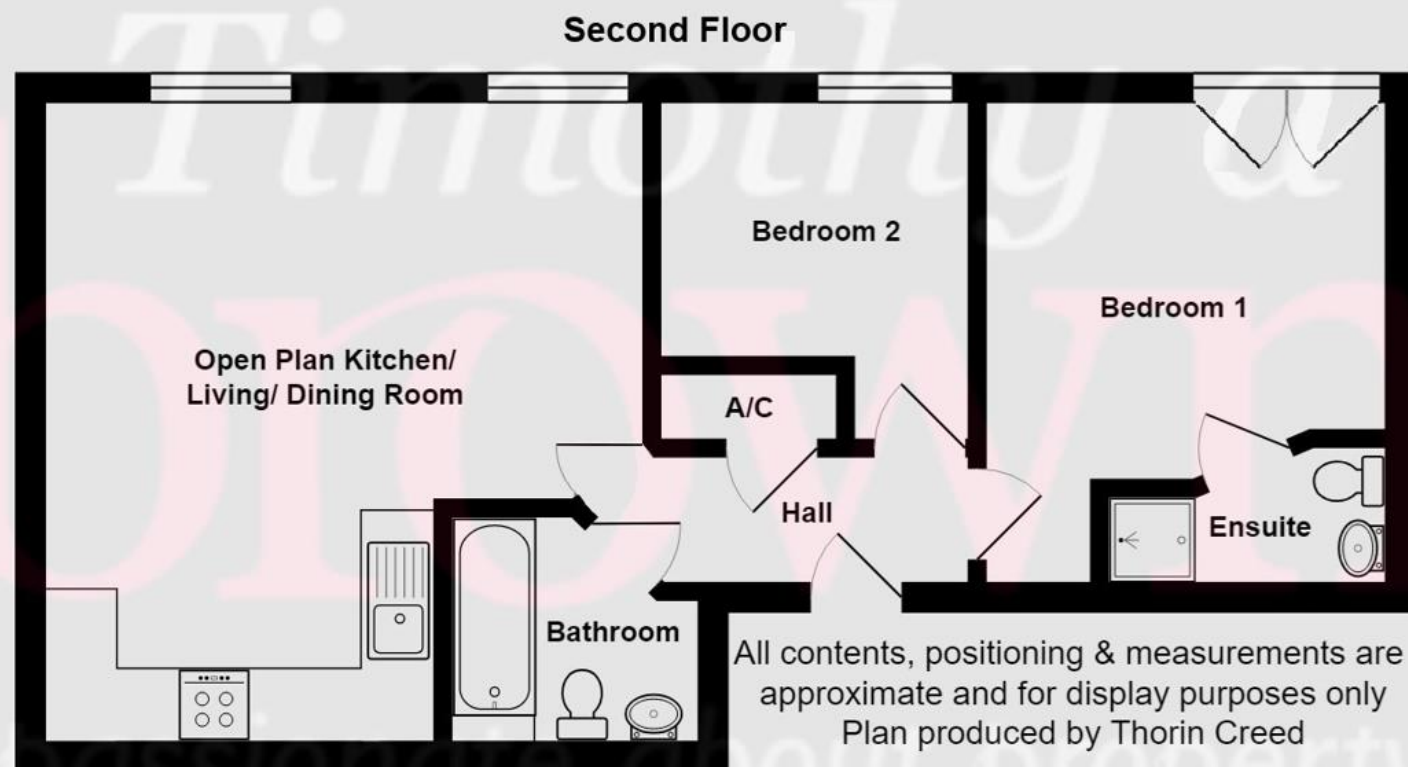


Timothy a brown



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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Timothy a brown

www.timothyabrown.co.uk

**24 Wharf Mill, Canal Road,
Congleton, Cheshire CW12 3GQ**

Selling Price: Offers Over £120,000

- MODERN TWO BEDROOM TOP FLOOR APARTMENT
- MODERN OPEN PLAN LIVING KITCHEN
- BATHROOM & EN SUITE SHOWER ROOM
- JULIETTE BALCONY FROM MASTER BEDROOM WITH CANAL VIEWS
- COMMUNAL GARDENS
- DESIGNATED PARKING SPACE & VISITORS PARKING SPACES
- CLOSE TO TOWN CENTRE & TRAIN STATION
- NO ONWARD CHAIN

Stylish Canal-Side Living – No Chain!

Perfect for First-Time Buyers, Investors, or Those Seeking a Peaceful Lock-Up-and-Leave Retreat.

Step into serenity with this charming top-floor apartment in the sought-after Wharf Mill development, nestled right on the banks of the picturesque Macclesfield Canal. Imagine unwinding on warm summer evenings with direct access to tranquil waterside gardens – a rare and idyllic lifestyle opportunity.

This is the only apartment in the development boasting a Juliette balcony from the master bedroom, offering uninterrupted views of the canal – perfect for morning coffees or sunset reflections.

Inside, you’ll find:

- A welcoming entrance hall.
- A bright and spacious open-plan living/dining kitchen – ideal for entertaining.
- Two generous double bedrooms.
- A sleek main bathroom and a private en-suite shower room.



Additional perks include:

- Designated parking space plus visitor parking.
- Beautifully maintained communal gardens right by the water.
- Double glazing and electric heating throughout

Located just a short stroll from Congleton town centre and railway station, with scenic countryside walks on your doorstep, this apartment offers the perfect blend of convenience and calm.

The accommodation briefly comprises: (all dimensions are approximate)

RECEPTION HALL : Wall mounted storage heater. 13 Amp power points. Airing cupboard with hot water cylinder.

LIVING/DINING KITCHEN 17' 10" x 16' 10" (5.43m x 5.13m):

Living/Dining Area : Two timber framed sealed unit double glazed windows to rear aspect. Wall mounted storage heater. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval).

Kitchen Area : Range of contemporary style timber effect fronted eye level and base units having roll edge



formica preparation surfaces over incorporating stainless steel single drainer sink unit inset. Stainless steel four ring electric hob with oven/grill beneath and stainless steel extractor canopy over. 13 Amp power points. Glazed tiles to splashbacks. Washer dryer. Tall fridge freezer.

BEDROOM 1 REAR 10' 0" x 11' 0" (3.05m x 3.35m) (max 13' 7" (4.14m)): Timber framed sealed unit double glazed window to rear aspect. 13 Amp power points. Wall mounted convector heater. Television aerial point. Double door opening to Juliette balcony with canal views.

EN-SUITE SHOWER ROOM : White suite comprising: low level w.c., wash hand basin and corner fitted shower cubicle housing a mains fed shower. Electric shaver point. Electrically heated chrome towel radiator. Extractor fan. Glazed tiles to splashbacks.

BEDROOM 2 REAR 8' 9" x 7' 6" (2.66m x 2.28m) (max 9' 10" (2.99m)): Timber framed sealed unit double glazed window to rear aspect. 13 Amp power points. Wall mounted convector heater. BT telephone point (subject to BT approval).

BATHROOM : White suite comprising: low level w.c., wash hand basin and panelled bath. Chrome electrically heated towel radiator. Extractor fan. Tiling to half height and splashbacks. Shaver point. Dimplex wall mounted electric heater.

Outside : One designated parking space. Residents have private access to the communal canalside garden.



TENURE : Leasehold. 200 years from 01/01/2003 with 178 years remaining. Service charge £1,200 per annum. £0 Ground rent.

SERVICES : Mains electricity, water and drainage are connected (although not tested).

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

LOCAL AUTHORITY: Cheshire East

TAX BAND: C

DIRECTIONS: SATNAV CW12 3GQ

Energy performance certificate (EPC)

24 WHARF MILL
CANAL ROAD
CONGLETON
CW12 3GQ

Energy rating

C

Valid until:

2 November 2030

Certificate number:

2091-2284-0622-1021-0003

Property type

Top-floor flat

Total floor area

54 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 C. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

90 C

91 B