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**70 Mill Green**  
Congleton, Cheshire CW12 1JG

**Selling Price: £145,000**

- MODERN SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- LIFT TO ALL FLOORS
- SECURE UNDERCROFT PARKING
- SPACIOUS LOUNGE WITH JULIETTE BALCONY
- EN SUITE SHOWER & BATHROOM
- WALKING DISTANCE OF TOWN CENTRE & AWARD WINNING PARK
- NO CHAIN



**\*\*NO CHAIN\*\***

A MODERN TWO BEDROOM SECOND FLOOR APARTMENT WITHIN THE POPULAR MILL GREEN DEVELOPMENT. WALKING DISTANCE OF TOWN CENTRE AND THE AWARD WINNING CONGLETON PARK.

Reception hall, bathroom, spacious lounge with JULIETTE BALCONY towards woodland, fitted kitchen with appliances, TWO DOUBLE bedrooms and EN SUITE shower room. Secure UNDERCROFT parking. LIFT AND STAIRWELL TO ALL FLOORS.

A lovely private flat, extremely ECONOMICAL to run, with full central heating and double glazing. The main entrance delivers you to the good sized reception hall with boiler room/storage cupboard off. The bathroom is spacious and fitted with a modern white suite. The two double bedrooms are to the rear with views over a wooded area (the master bedroom is complemented with an ensuite shower room). The lounge is spacious enough to combine as a lounge/diner with FRENCH DOORS opening onto a JULIETTE BALCONY overlooking the wooded area. The kitchen is again modern and complemented with a hob, oven, dishwasher, washing machine and fridge/freezer.

The property also benefits from its own designated parking space within the secure UNDERCROFT PARKING AREA.

Location wise, it's superb, sitting close to the banks of the River Dane, literally within "a stones throw" of the town centre, shops, bars and restaurants. The "award winning" Congleton Park is found at the end of Mill Green, which is a majestic place, with kids play areas, playing fields and the eclectic Bar/Restaurant "Stock at The Pavilion", which offers a mix of the casual and quirky, vintage and modern.

**The accommodation briefly comprises**  
(all dimensions are approximate)

**ENTRANCE HALL** : Coving to ceiling. Two single panel central heating radiators. Intercom handset. Full length store cupboard. Cupboard housing central heating boiler.

**BATHROOM** : Low voltage downlighters inset. White suite comprising: low level w.c., pedestal wash hand basin and panelled bath. Half tiled walls. Wall mounted towel radiator. Shaver point.

**BEDROOM 1 REAR** 4.52m (14ft 10in) x 2.62m (8ft 7in) : PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). Double fitted wardrobe.

**EN-SUITE** : Low voltage downlighters inset. White suite comprising: low level w.c., pedestal wash hand basin and enclosed shower cubicle housing mains fed shower. Matt finished tiles to splashbacks. Shaver point. Extractor fan.

**BEDROOM 2 REAR** 3.81m (12ft 6in) x 2.29m (7ft 6in) measured to wardrobes: PVCu double glazed window to rear aspect. Single panel central heating radiator. 13 Amp power points. Double fitted wardrobe.

**LOUNGE** 5.56m (18ft 3in) x 3.28m (10ft 9in) : Coving to ceiling. Two double panel central heating radiators. 13 Amp power points. Television aerial point. BT telephone point (subject to BT approval). French doors to Juliette balcony.

**KITCHEN** 2.77m (9ft 1in) x 2.69m (8ft 10in) : Low voltage downlighters inset. Range of beech effect eye level and base units having marble effect preparation surfaces over with stainless steel single drainer sink unit inset. Stainless steel four ring electric hob with double electric oven and grill below. Integral fridge, freezer, washer/dryer and dishwasher. 13 Amp power points. Single panel central heating radiator. Tiled to splashbacks.

**OUTSIDE** : Secure undercroft designated parking space.

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

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

**LOCAL AUTHORITY**: Cheshire East Council

**TAX BAND**: C

**DIRECTIONS**: SATNAV: CW12 1JG

