



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

**Selling Price: £130,000**

- MODERN TWO BEDROOM FIRST FLOOR FLAT
- BATHROOM & EN SUITE
- MODERN LIVING KITCHEN
- COMMUNAL GARDENS
- RESIDENTS PARKING
- CLOSE TO TOWN CENTRE
- NO ONWARD CHAIN

# FOR SALE BY PRIVATE TREATY (Subject to contract)

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

IDEAL FOR FIRST TIME BUYERS, LOCK UP AND LEAVE OR INVESTORS.

A DELIGHTFUL FIRST FLOOR APARTMENT WITH IMMEDIATE ACCESS TO THE EXCLUSIVE RESIDENTS GARDENS AND BANKS OF THE BEAUTIFUL MACCLESFIELD CANAL - A REALLY IDYLIC WAY TO WHILE AWAY THOSE SUMMER EVENINGS.

Entrance hall, modern LIVING KITCHEN, two double bedrooms, bathroom and en-suite. Designated parking space and communal canal side gardens.

Wharf Mill is a most popular and highly regarded apartment development which enjoys a position on the banks of the Macclesfield Canal, with this particular apartment being on the FIRST FLOOR. The development is advantageous with being located a short walk from the town centre and Congleton Railway Station, with lovely rural walks on its' doorstep.

The property is complete with double glazing and electric heating and offers light and airy accommodation which briefly comprises, a spacious entrance hall, OPEN PLAN LIVING KITCHEN. Two double bedrooms, en-suite shower room and main bathroom.

Outside is a designated parking space, visitors parking spaces and well kept residents canalside gardens.

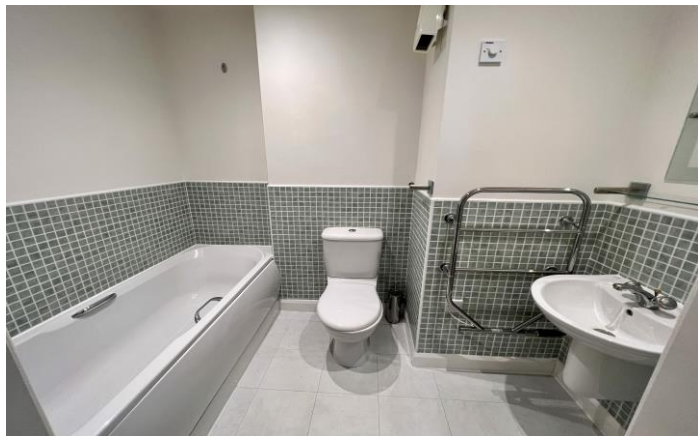
## The accommodation briefly comprises:

(all dimensions are approximate)

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

**LIVING KITCHEN** 17' 10" x 11' 1" (5.43m x 3.38m):

**Living area** : Timber framed sealed unit double glazed window to front 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 cream effect fronted eye level and base units having granite effect 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 white tiles to splashbacks. Space and plumbing for washing machine. Space for fridge/freezer.

**BEDROOM 1 FRONT** 11' 7" x 10' 1" (3.53m x 3.07m): Timber framed sealed unit double glazed window to front aspect. 13 Amp power points. Wall mounted convector heater. Television aerial point.

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

**BEDROOM 2 FRONT** 8' 8" x 7' 1" (2.64m x 2.16m): Timber framed sealed unit double glazed window to front aspect. 13 Amp power points. Wall mounted convector heater. BT telephone point (subject to BT approval).

**BATHROOM** : White suite comprising: low level w.c., cantilevered 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. Service charge - £730 per annum to include ground rent, communal upkeep of garden, external window cleaning, communal decoration, lighting and heating.

**SERVICES** : Mains electricity, water and drainage are connected.

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

**LOCAL AUTHORITY**: Cheshire East

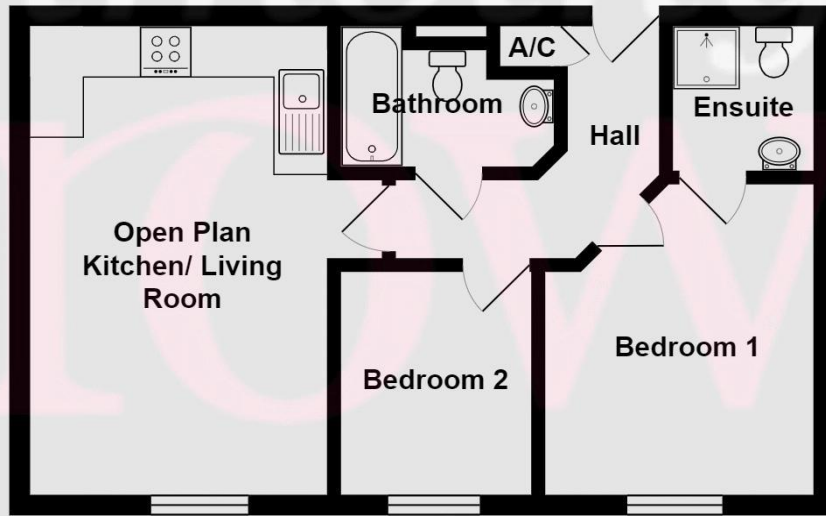
**TAX BAND**: B

**DIRECTIONS**: SATNAV CW12 3GQ





All contents, positioning & measurements are approximate and for display purposes only  
Plan produced by Thorin Creed



**First Floor**  
Total Area: 48.6 m<sup>2</sup>

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Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

## Energy performance certificate (EPC)

19 Wharf Mill Canal Road CONGLETON CW12 3GQ	Energy rating <b>C</b>	Valid until: 24 November 2032	Certificate number: 2858-3922-5209-6202-3200
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**Property type**  
Mid-floor flat

**Total floor area**  
49 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 efficiency rating for this property

This property's current energy rating is C. It has the potential to be B.

[See how to improve this property's energy performance.](#)

**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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