



All contents, positioning & measurements are approximate and for display purposes only  
 Plan produced by Thorin Creed  
 Total Area: 64.8 m<sup>2</sup> ... 698 ft<sup>2</sup>



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

**Selling Price: £165,000**

- STUNNING 1ST FLOOR APARTMENT IN HIGHLY SOUGHT-AFTER WHARF MILL
- LIGHT & AIRY LOUNGE THROUGH DINING ROOM
- MODERN, WELL-APPOINTED KITCHEN
- TWO GENEROUS DOUBLE BEDROOMS
- EN-SUITE TO PRINCIPAL BEDROOM PLUS CONTEMPORARY BATHROOM
- DESIGNATED PARKING SPACE WITH ADDITIONAL VISITOR PARKING
- BEAUTIFULLY MAINTAINED RESIDENTS' CANALSIDE GARDENS
- SHORT WALK TO TOWN CENTRE, TRAIN STATION & SCENIC CANALSIDE WALKS

## Stunning First-Floor Apartment with Exclusive Canalside Gardens

Step inside this beautifully presented first-floor apartment, perfectly positioned within the prestigious Wharf Mill development and offering direct access to the residents' private gardens and the tranquil banks of the Macclesfield Canal.

This light-filled home delivers an impressive blend of space, style and convenience. The welcoming entrance hall leads through to a generous lounge and dining area, ideal for both relaxing and entertaining. A modern, well-appointed kitchen complements the layout, while two comfortable double bedrooms provide excellent accommodation. The principal bedroom benefits from its own en-suite shower room, with a contemporary main bathroom completing the interior.

Wharf Mill is renowned for its superb setting. Enjoy peaceful canalside walks right on your doorstep, while still being only a short stroll from Congleton town centre and Congleton Railway Station. The development offers the perfect balance of rural calm and everyday convenience.

Outside, the property features a designated parking space, additional visitor parking and beautifully maintained communal gardens overlooking the water.

A delightful home in a highly sought-after location, offering lifestyle, comfort and charm in equal measure.

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

**HALL 9' 5" x 5' 4" (2.87m x 1.62m):** Timber entrance door. CCTV monitored intercom system. Single panel central heating radiator. Store cupboard with single panel central heating radiator. Alarm pad. 13 Amp power points.

**LIVING DINING AREA 23' 5" x 10' 11" (7.13m x 3.32m):** Timber framed double glazed patio doors with Juliette balcony. Timber framed double glazed window to rear aspect. Two double panel central heating radiators. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points.

**KITCHEN 9' 7" x 7' 9" (2.92m x 2.36m):** Range of custom painted wall, base and drawer units in light grey with a granite effect laminate work surface incorporating a stainless steel single drainer sink unit with chrome mixer tap. Built in oven/grill. 4 Ring gas hob with extractor hood above. Space for fridge freezer. Tiled to splashbacks. Wall mounted Baxi combi gas central heating boiler. 13 Amp power points. Space and plumbing for washing machine.

**BEDROOM 1 10' 2" x 9' 9" (3.10m x 2.97m):** Timber framed double glazed window to front aspect. Single panel central heating radiator. Television aerial point. BT telephone point (subject to BT approval). 13 Amp power points.

**EN-SUITE 6' 0" x 5' 9" (1.83m x 1.75m):** Low voltage downlighters inset. White suite comprising: low level W.C., wall mounted wash hand basin with mixer tap and separate shower cubicle housing a mains fed shower. Tiled to splashbacks. Extractor fan. Electric shaver point. Single panel central heating radiator.

**BEDROOM 2 9' 7" x 9' 5" (2.92m x 2.87m):** Timber framed double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points.

**BATHROOM 6' 3" x 5' 8" (1.90m x 1.73m):** Low voltage downlighters inset. White suite comprising: Low level W.C., wall mounted wash hand basin with mixer tap and panelled bath with mixer tap. Walls tiled to half height. Extractor fan. Electric shaver point. Double panel central heating radiator.

**Outside :** Residents Canalside gardens. Allocated parking.

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

**TENURE :** Leasehold. 200 year lease, with 177 years remaining. Maintenance fees £105 per month.

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** C

**DIRECTIONS:** SATNAV CW12 3GQ

