

English | [Cymraeg](#)

Energy performance certificate (EPC)

4 Wharf Mill Canal Road CONGLETON CW12 3GQ	Energy rating C	Valid until: 18 September 2030 Certificate number: 0773-2861-6313-2990-9295
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Property type: Mid-floor flat
Total floor area: 68 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 requirements and exemptions **https://www.gov.uk/tenants/tenants-property-requirements-energy-efficiency-standards-and-landlords**](#)

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](#)

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



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.

2-4 West Street Congleton Cheshire CW12 1JR
Tel: 01260 271255 Email: contact@timothyabrown.co.uk



Valuers & Estate Agents, Surveyors, Residential & Commercial Management
Timothy A. Brown Limited, Reg. in England and Wales No. 8809349
Reg. Office: 2-4 West Street, Congleton, Cheshire CW12 1JR

Timothy a
brown
www.timothyabrown.co.uk

4 Wharf Mill
Canal Road, Congleton, Cheshire CW12 3GQ

£165,000

- FIRST FLOOR APARTMENT WITH CANAL SIDE VIEWS
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- JULIETTE BALCONY TO LOUNGE/DINER
- DESIGNATED PARKING SPACE PLUS VISITORS PARKING
- COMMUNAL CANAL SIDE GARDENS

NO CHAIN

WATCH THE ONLINE VIDEO TOUR

A STUNNING FIRST FLOOR TWO BEDROOM, TWO BATHROOM APARTMENT. JULIETTE BALCONY TAKING FULL ADVANTAGE OF THE BEAUTIFUL VIEWS OVER THE MACCLESFIELD CANAL.

Entrance hall, lounge through dining room, modern 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 first floor apartment taking full of advantage of its' lovely waterside aspect. 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 gas central heating and offers light and airy accommodation which briefly comprises, a spacious entrance hall, lounge through dining room, with french doors which open to a Juliette balcony and overlook the canal. 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.



Ideally located within only a short walk from the town centre shops and restaurants, Congleton Park, the leisure centre and the railway station, which offers connections to national networks and frequent expresses to London and Manchester. Congleton is dripping with history, the market town dates back as far as the Neolithic Age. In the 1620's it is believed that Congleton sold its town bible and used the proceeds to purchase a new town bear forever earning it the nickname "Beartown". Located within the heart of the Cheshire countryside you are never far from a picturesque scene fit for a postcard.

Congleton boasts excellent transport links to the North West. Apartment 4 Wharf Mill is only a 15 minute drive away from junction 17 of the M6 motorway, the North West's primary arterial route, providing easy access to the surrounding areas, towns and cities. Only a 15 minute walk from Congleton train station which is located on the West Coast main line. This benefits from hourly direct services to Manchester city centre within 40 minutes and Stoke on Trent within 15 minutes. Congleton offers a blend of cultural and leisure activities perfectly. It hosts a number of independent and chain shops, as well as regularly scheduled markets and craft fairs. The Daneside Theatre is the local theatre and is part of an active cultural scene. The Astbury Mere Country Park is ideal for exploring the local countryside.



Combined with the broad range of restaurant and bars it is effortlessly possible to while away the hours and unwind from the working week with family and friends.

This really is a fantastic opportunity to purchase a superb property in an excellent location. Ideal for first time buyers, downsizers or buy to let landlords! Call us now to view!

The accommodation briefly comprises

(all dimensions are approximate)

FLAT ENTRANCE : RECEPTION HALL : Single panel central heating radiator. 13 Amp power point. Video intercom handset. Deep recessed store cupboard. Beech effect flooring as laid.

STORAGE CUPBOARD : Single panel central heating radiator. BT telephone point (subject to BT approval).

LOUNGE/DINER 23' 5" x 11' 0" (7.13m x 3.35m): Timber framed sealed unit double glazed window to rear aspect with views over the Macclesfield Canal. French doors to Juliette balcony. Two double panel central heating radiators. 13 Amp power points. BT telephone point (subject to BT approval). Television aerial point. Beech effect flooring. Archway through to:

FITTED KITCHEN 9' 7" x 7' 10" (2.92m x 2.39m): Timber framed sealed unit double glazed window to side aspect. Modern light oak effect fronted eye level and base units having black marble effect roll edge plastic laminate working surfaces incorporating stainless steel single drainer inset. Stainless steel 4 ring gas hob with electric oven/grill beneath and extractor hood over. Glass mosaic effect tiles to splashbacks. 13 Amp power points. Wall mounted Worcester gas central heating boiler. Space and plumbing for washing machine. Space for fridge/freezer.

BEDROOM 1 FRONT 10' 3" x 9' 8" (3.12m x 2.94m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT



telephone point (subject to BT approval). Television aerial point. Beech effect flooring.

EN SUITE SHOWER ROOM 6' 0" x 5' 8" (1.83m x 1.73m): Timber framed sealed unit double glazed window to side aspect. Modern white suite comprising: low level w.c., cantilevered wash basin and corner fitted shower having mains fed shower. Single panel central heating radiator. Electric shaver point. Extractor fan.

BEDROOM 2 FRONT 9' 9" x 9' 1" (2.97m x 2.77m): Timber framed sealed unit double glazed window to front aspect. Single panel central heating radiator. 13 Amp power points. BT telephone point (subject to BT approval). Beech effect flooring as laid.

BATHROOM 6' 3" x 5' 7" (1.90m x 1.70m): White suite comprising: low level w.c., cantilevered wash basin and panelled bath. Mosaic tiling to dado height. Extractor fan. Sunken light fitting. Single panel central heating radiator.

OUTSIDE : Designated parking space. Visitors parking spaces. Well kept residents canal side gardens.

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

TENURE : Leasehold. Service charge: £1,200 per annum. Lease start date: 1st January 2023 for 200 years.

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

LOCAL AUTHORITY: Cheshire East Council

TAX BAND: C

DIRECTIONS: SATNAV: CW12 3GQ

