

chris hamriding

lettings & estate agents



89 Mill Green, Congleton, CW12 1GD

Offers Over £160,000

TAKE A MOMENT TO CHECK OUT OUR GUIDED TOUR OF THIS WONDERFUL APARTMENT! A fantastic light and airy penthouse apartment located in a river fronted building in the heart of Congleton. Offering a ready to move in 'lock up and leave' lifestyle, this apartment boasts two double bedrooms and two bathrooms as well as a spacious lounge and kitchen with welcoming entrance hall and clean, well maintained communal areas. Of particular note is the luscious green banks of the river that residents are free to enjoy. Secure gated access makes for a worry free lifestyle that we believe will suit a wide range of buyers. Obviously the amenities offered by way of the bustling town centre of Congleton are in abundance but it's the proximity to the award winning local park that we really love the most here! A moments walk will find you in the beautiful park whether you're out enjoying a jog or a dog walk, it's a location that makes you smile every time you arrive!

****Please note there are no lifts in this part of the building****

We love this apartment and we're sure you will too so read on for more information and call us to book your viewing!

Communal entrance

To locate the position of the property look for the last building on the left hand side which stands against the River Dane. At the front you will find two communal entrances however the entry to this apartment can be found at the right hand side of the property. Intercom access is required to enter the site and again at the entry of the communal halls.

Entrance vestibule

Oak effect entry door plus matching style door opening to the reception hall

Hallway 11'3" x 4'6" (3.43m x 1.37m)

Spacious hall with feature oak effect doors to the recessed cloaks cupboard (also housing central heating system), bedrooms one and two, bathroom and feature twin doors opening to the dining lounge.

Lounge/ dining room 17'1" x 11'5" (5.21m x 3.48m)

Feature tall PVC double glazed window which has a vaulted ceiling above. Two central eating radiators and ceiling coving. Oak effect door to the kitchen.

Kitchen

Feature PVC double glazed windows fitted across the corner join of the room. Modern style kitchen suite with stone effect work surfaces. Integrated appliances include: oven; 4 ring hob; extractor canopy above; fridge and freezer; dish washer; washing machine. Integrated sink and drainer unit with tap. Mosaic effect splash back tiled walling. Beech wood style floor.

Bedroom one 16'3" x 8'10" (4.95m x 2.69m)

PVC double glazed window over looking the River Dane. Two built in wardrobes. Central heating radiator. Oak effect door to the en-suite bathroom.

Ensuite

White modern suite comprising; recessed shower cubicle with glazed screen; built in storage cupboard adjacent to the shower; WC; pedestal sink; stone effect splash back tiled walls; fixed wall mirror; shaver point; extractor fan.

Bedroom two 11'9" x 8'9" (3.58m x 2.67m)

PVC double glazed window to the side aspect. Central heating radiator. Built in wardrobe.

Bathroom 8'8" x 6'6" (2.64m x 1.98m)

Spacious white modern bathroom comprising: bath with mixer shower taps; pedestal sink; WC; splash back tiled walling; extractor fan; fixed mirror; central heating radiator.

One allocated parking spot

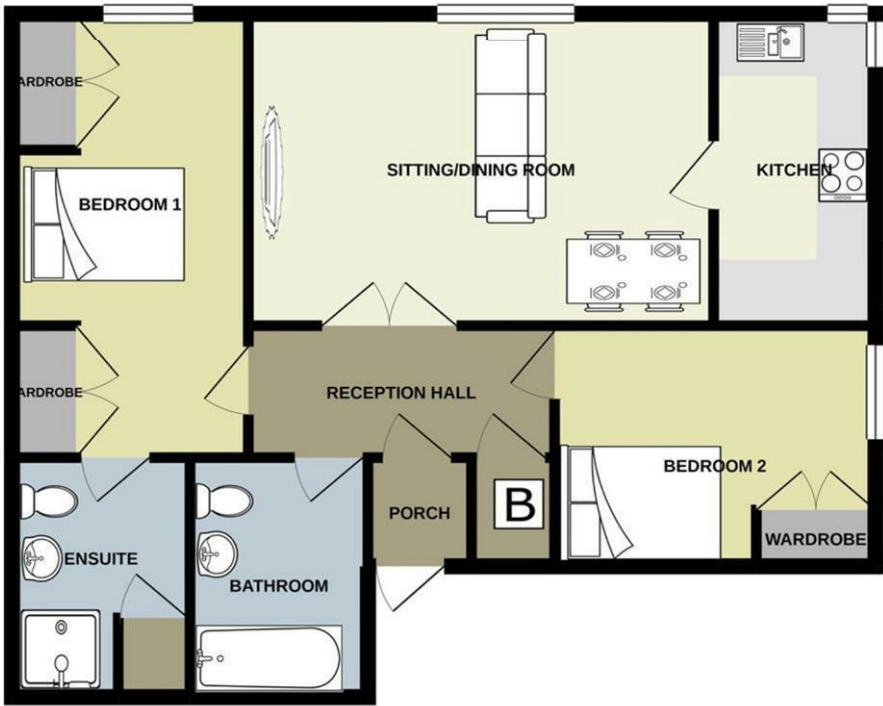
Communal gardens

On site the frontage is mainly laid out for access and parking. The rear of the property is riverside and has been landscaped to provide a shallow lawned area plus delightful borders to create a wonderful space to

relax. To the left side of the property there is an attractive outdoor seating area flanked by a bank of trees, next to the river and within earshot of the close by weir with the sound of cascading water falling.

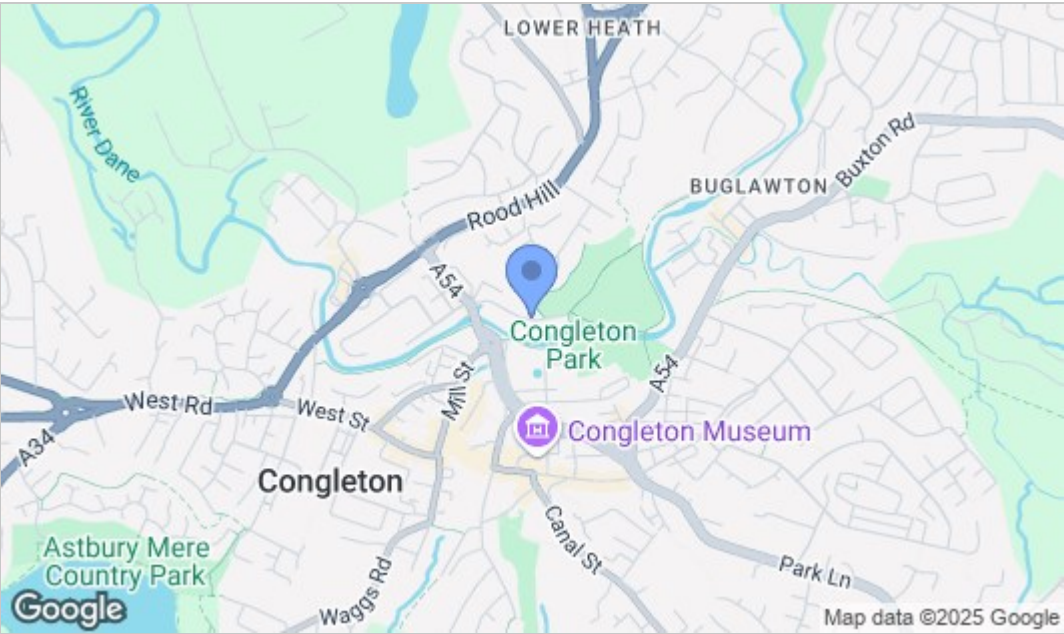
Floor Plan

GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.

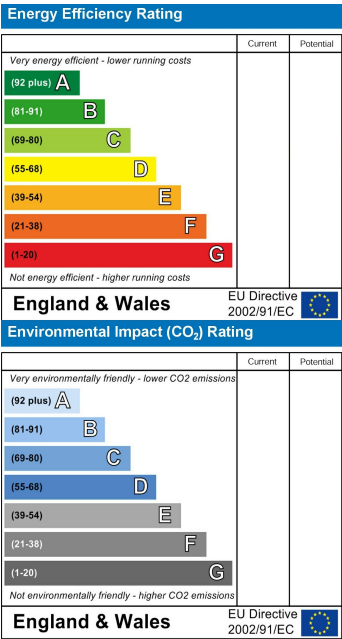


TOTAL FLOOR AREA: 705 sq ft. (65.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



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