



4 Martins Mill Wards Lane, Congleton, Cheshire, CW12 3LN

Offers Over £350,000

- Well Presented Four Double Bedroom Town House With Idyllic Waterfront Views
- Lower Ground Floor- Benefitting From a Garage, Carport and Utility Room
- Modern Family Bathroom
- Good Size Lounge With Direct Access Onto The Patio Area
- Two Double Bedrooms on the First Floor With Shower Room
- The Village Of Mossley and its Local amenities Are Within Close Proximity
- On- Trend Kitchen With Integral Appliances & Breakfast Bar
- Master Bedroom & Further Bedroom With Mezzanine Level On The Second Floor Perfect For An Office Space
- An Abundance Of Countryside Walks On Your Doorstep

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Perfectly located within a semi-rural and picturesque location is this superbly restored Cotton Mill which has been converted into only nine individual delightful dwellings.

This impressive town house offers well-proportioned and versatile accommodation over four floors which includes a mezzanine level, carport, underground garage and utility room, whilst benefitting from breath-taking views directly over the Mill Pond.



Council Tax Band: E



Externally there is a garage and carport with steps up to the town house itself, the patio area has plenty of room for summer dining and convenient access into the welcoming stylish breakfast kitchen which is equipped with integral appliances and breakfast bar.

The spacious lounge offers plenty of natural light due to the double aspect windows and direct access onto the supplementary rear low maintenance patio area with those previously mentioned views of the Mill Pond.

Onto the first floor, there are two double bedrooms which could easily be utilised as a formal dining area/ lounge if desired and to suit your requirements. To complete the first floor there is a handy modern shower room.

The third floor offers impressive accommodation with the master bedroom and second bedroom with a mezzanine level which is currently used as an office space. Both bedrooms present themselves with beautifully exposed beams which only enhances the full character of this home, for ease there is an additional modern bathroom on this level.

Outside the property enjoys attractive surroundings, with an abundance of countryside walks on your doorstep Dane-In- Shaw, Bosley Cloud and Biddulph Valley way- just to name a few.

The peaceful village of Mossley offers a range of local amenities and the railway station is conveniently placed, whilst Congleton Town centre has an excellent choice of shops, restaurants, eateries and coffee shops to suit a variety of taste buds.

We feel an early viewing is highly recommended to appreciate this characterful home.

Breakfast Kitchen

13'1" x 10'2"

Having a double glazed wooden window to rear aspect, single glazed wooden door

leading directly on to the terraced area with steps to the garage and carport. Stylish fitted breakfast kitchen with wall cupboard and base units with work surfaces over, breakfast bar, built in oven with induction hob and extractor fan. Integral microwave fridge/freezer and dishwasher, composite sink and drainer. tiled floor, radiator.

Lounge

14'2" x 13'1"

Having a wooden double-glazed window to the front aspect and an external door leading directly onto the patio area, under stairs storage, tiled floors, radiator .

First Floor

Access to bedroom/dining room, bathroom third bedroom and stairs leading to second floor.

Bedroom Three

13'1" x 8'11"

Two double glazed wooden windows to the rear aspect, radiator.

Bedroom Four/ Dining Room

13'1" x 10'11"

Two double glazed wooden windows to front aspect, laminate flooring, radiator.

First Floor Bathroom

8'11" x 3'6"

Modern three-piece suite with low level WC, wall mounted hand wash basin and double shower cubicle, towel radiator, fully tiled walls. Recessed spotlights

Second Floor landing

Access to bedroom one and two with above mezzanine.

Master Bedroom

13'1" x 10'11"

Two double glazed wooden windows to front aspect, ceiling beams, wall lights, radiator.

Bedroom two

13'1" x 11'8"

Two double glazed wooden windows to the rear aspect, ceiling beams, spotlights, stair access leading to mezzanine, radiator.

Mezzanine

12'9" x 8'7"

Accessed via the second bedroom.

Second floor Bathroom

8'9" x 5'6"

Modern three-piece suite, corner low level WC, pedestal hand basin, bath with shower over, tiled floor, recessed spotlights, half panelled walls, radiator .

Utility Room

11'5" x 6'11"

Utility area with space for appliances.

Garage

19'10" x 12'11"

Access through the up and over garage door from car port, fitted boiler.

Externally

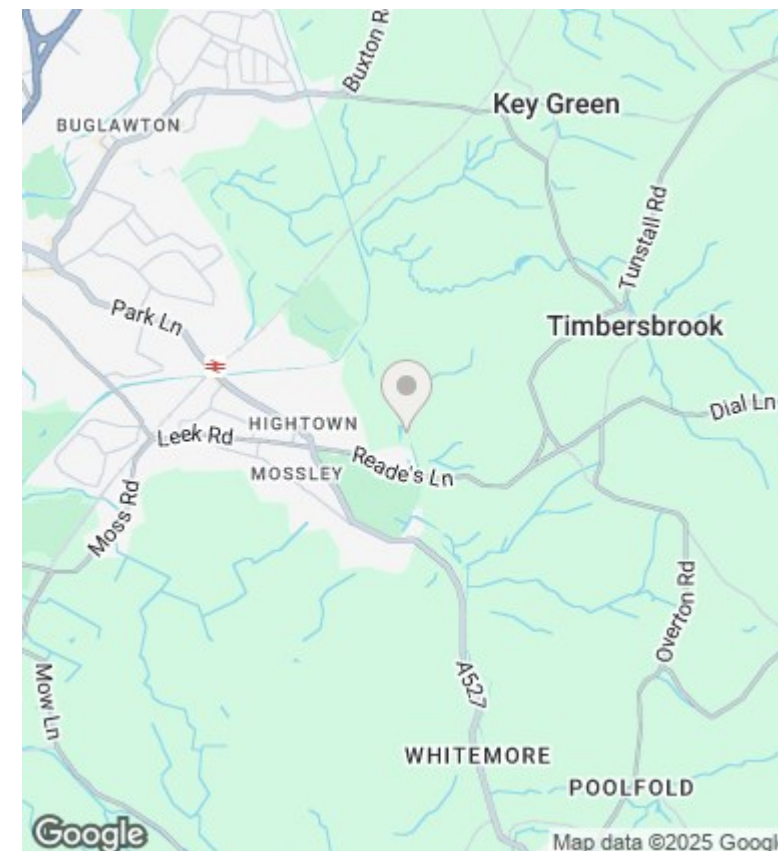
Externally there are two paved decking areas to the front and rear aspect, carport with access to garage and utility, allocated parking and visitor parking is available.







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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Viewings

Viewings by arrangement only. Call 01260 273241 to make an appointment.

Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC