

Shaw's
& Company Estate Agents Ltd

Milton Mews

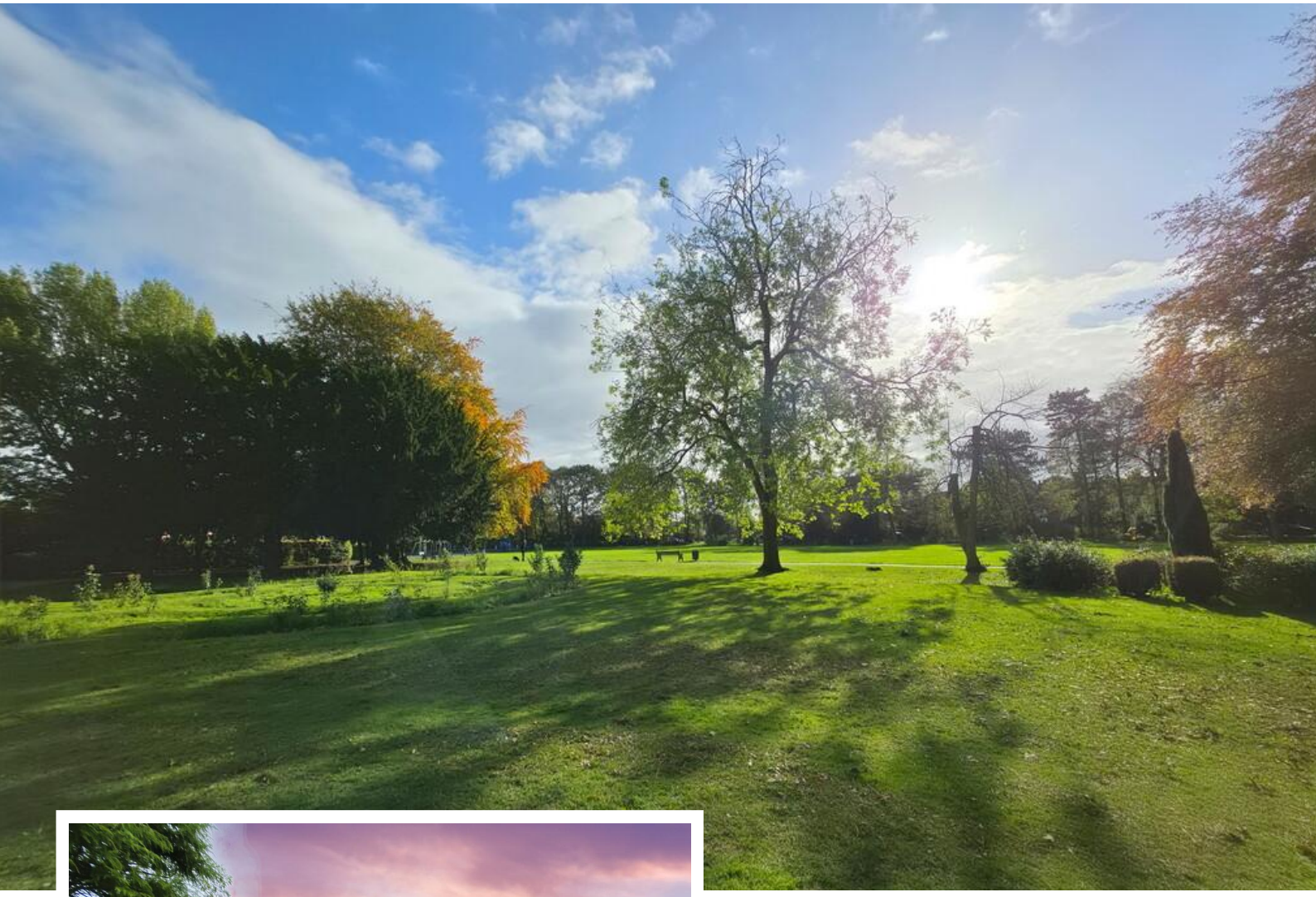
Crewe Road, ST7 2ES

- A ONCE IN A LIFETIME OPPORTUNITY
- A PERIOD CHARACTER FILLED APARTMENT
- SET WITHIN THE GORGEOUS MILTON PARK
- STUNNING PARK VIEWS FROM ROOF TERRACE
- ACROSS THREE FLOORS
- COMBINING ELEGANCE & CHARM
- TWO BEDROOMS, TWO RECEPTION ROOMS
- TWO BATH/ SHOWER ROOMS

£395,000











Property Description

INTRO

Tucked away in a wonderfully discreet setting, Milton Mews is a truly spectacular period property, rich in character and timeless appeal. A once in a lifetime opportunity and rare find, this exceptional home combines historic charm with a sense of privacy and exclusivity, while its beautiful roof terrace offers a truly captivating outlook across Milton Park. Our vendors have meticulously restored and renewed this wonderful two bedroom apartment set across three floors, to an elegant standard throughout. A hidden gem in every sense, yet still sitting in the heart of Alsager with amenities on the doorstep, Milton Mews is a home that feels both special and entirely unique. Step inside, to find your dream abode!









DIRECTIONS
Please use postcode ST7 2ES for Sat Nav/ Google Maps. From the centre crossroads in the centre of Alsager, proceed along Crewe Road, and turn left into the turning for Milton Park (which can be accessed with a vehicle), follow the road and the property is situated on the left hand side as identified by our For Sale sign.

COMMUNAL ENTRANCE
A secure private entrance leads to:

ENTRANCE HALL
12' 5" x 5' 9" (3.78m x 1.75m)
Entered through a timber entrance door. Electric consumer unit. Open understairs storage area. Staircase to:

FIRST FLOOR LANDING
14' 8" x 8' 7 max" (4.47m x 2.62m)
A window seat area with window to the front. Two useful storage cupboards, one housing hot water tank, cupboard two housing the boiler, our vendor informs us that the boiler is three years old, under warranty and recently serviced. All UPVC windows on this floor are triple glazed and specially made to order. Decorative wall panelling.

DINING ROOM
22' 8" x 9' (6.91m x 2.74m)
A room brimming with charm, with window to the front. Solid wooden flooring. Original decorative plaster ceiling rose and coving, solid wood dado rail an decorative wall panelling. A central communal room with access to all rooms on this floor.

KITCHEN
14' 3" x 6' 10" (4.34m x 2.08m)
A stylish fitted kitchen with a range of base and wall mounted cupboard units, with splash back tiling. Window to the front overlooking the park. Single drainer sink unit. Space for tall standing fridge freezer. Space and plumbing for a washing machine. Electric oven/ grill with gas hob, and fitted extractor hood above. Laminate flooring. Radiator.

BEDROOM ONE
14' 4" x 10' 11" (4.37m x 3.33m)
Two windows to the side and and one to the front overlooking the park. Fitted wardrobes. Radiator. Laminate flooring. Coving to the ceiling. Decorative ceiling rose with chandelier style light fitting.









BEDROOM TWO
14' 4" x 11' 7" (4.37m x 3.53m)
Window to front overlooking the park. Radiator. Coving to the ceiling. Decorative ceiling rose with chandelier style light fitting. Laminate flooring.

SHOWER ROOM
7' 8" x 7' 5" (2.34m x 2.26m)
Window to the side aspect. This modernised suite comprises a large enclosed shower cubicle with mains pressured power showers, recessed shelving with spot lights, low level W.C, vanity wash hand basin. Tiled flooring, chrome towel radiator. Part tiled walls. Mirror unit.

SECOND FLOOR LANDING
7' 9" x 7' 6" (2.36m x 2.29m)
Windows to the side and front, and original style feature window to the lounge. Door to:

LOUNGE
17' 8" x 11' 9" (5.38m x 3.58m)
A gorgeous living room with window to the front and two to the rear overlooking the park and offering reams of natural light. French doors opening out to the roof terrace. Original feature fireplace and surround with open fire. Original and restored solid wood flooring. Radiator. Door to:

ROOF TERRACE
36' 0" x 12' 0" (10.97m x 3.66m) approx
With utterly stunning park views, a special south facing area to kick back and relax. Re-enforced composite decking, with fibreglassed balustrade.

INNER HALL
11' 10" x 4' 3" (3.61m x 1.3m)
Window to the front. Door to:

BATHROOM
8' 5" x 8' (2.57m x 2.44m)
With a window to the front, this unique suite comprises a panelled bath with shower attachment, low level W.C, pedestal wash hand basin. Tiled flooring and part tiled walls. Chrome towel radiator.

EXTERNALLY
The main roof was replaced and insulated three years ago (In June 2024).

FRONTAGE
Two allocated parking spaces. Steps straight out onto Milton Park.









LEASEHOLD TENURE

A unique leasehold tenure, offering 999 years remaining on the lease, with a £0 peppercorn ground rent, with a flexible low service charge, as a buyer would be invited to become a director of the RTM - This aspect can be fully discussed further with our vendors.

VIEWING ARRANGEMENTS

Strictly by appointment with the selling agents Shaw's & Company Estate Agents Ltd Telephone 01782 787840 or you can email enquiries@shawsandco.co.uk

FIXTURES AND FITTINGS

NOTE The Agent has not tested any equipment, fittings or services and cannot verify that they are in working order. All items normally designated as fixtures and fittings are excluded from the sale unless otherwise stated. The Agent would also point out that the photographs are taken with a non standard lens. These particulars are set out as a guide and do not form part of a contract, neither has the agent checked the legal documents, purchasers/tenants should confirm the postcode for themselves. All room sizes are approximate at the time of inspection.

Please note, all of our client's properties are sold on a 'SOLD AS SEEN' basis - Unless otherwise stated.

MORTGAGES

If you are seeking a mortgage for a property or require independent financial advice, we can provide a free quotation, please Telephone 01782 787840.

VALUATION

Do you have a property to sell? if so Shaw's & Company Estate Agents Ltd can offer a free valuation and offer No Sale No Fee terms (subject to agency agreement) and advise on the method of sale to suit your requirements. Your property will marketed using the latest methods and internet advertising on multiple internet web sites including Rightmove.co.uk and Zoopla.co.uk. We are open daily, please call us on 01782 787840 .

LOCAL AUTHORITY

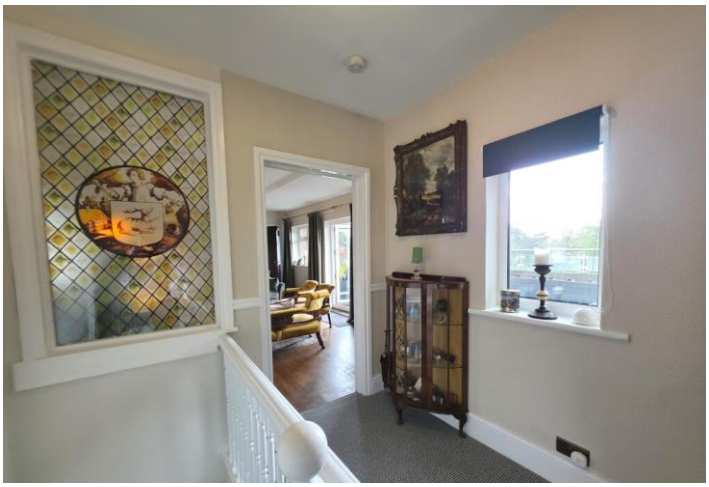
Cheshire East Council.

COUNCIL TAX BAND C

EPC RATING (PDF available online)

Current: Potential: (PENDING)





























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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements