



78 MILL GREEN, CONGLETON, CW12 1JG

£129,950



STEPHENSON BROWNE

Nestled in the charming area of Mill Green, Congleton, this delightful fourth floor apartment presents an excellent opportunity for first-time buyers seeking a comfortable and convenient home. Built in 2006, this apartment boasts spacious accommodation throughout, ensuring ample room for both relaxation and entertaining.

Upon entering, you are welcomed into a well-appointed reception room that provides a warm and inviting atmosphere. The lounge features a lovely balcony, perfect for enjoying a morning coffee or unwinding in the evening. The apartment also includes two well-designed bathrooms, and three well-proportioned double bedrooms, ensuring ample facilities for residents and guests alike.

One of the standout features of this property is its convenient location. Mill Green offers a blend of tranquility and accessibility, making it an ideal choice for those who wish to enjoy the benefits of suburban living while remaining close to local amenities, eateries and transport links.

Additionally, the property comes with a designated car parking space and ample parking for visitors. This apartment truly represents an excellent opportunity for those looking to step onto the property ladder in a desirable area.

Don't miss the chance to make this lovely property your own!



### **Entrance Hall**

Accessed from the fourth floor providing access to all accommodation.

### **Lounge**

16'9" x 15'1"

Generous sized lounge accessed from the entrance hall, carpet flooring, storage cupboard and radiator. UPVC double glazed door providing access to the balcony.

### **Kitchen**

11'1" x 8'4"

Accessed from the lounge. UPVC double glazed window to the side elevation. Wall and base units fitted with worktop over. Gas hob and oven with extractor fan, laminate flooring, integrated dishwasher and fridge freezer.

### **Bedroom One**

16'7" x 11'9"

Double bedroom with en suite accessed from the entrance hall. UPVC double glazed window to the side elevation, carpet flooring and radiator.

### **En Suite**

10'1" x 7'8"

Accessed from bedroom one. UPVC double glazed velux window to the side elevation. Fitted shower, low level WC with wash basin, laminate flooring and radiator.

### **Bedroom Two**

20'0" x 10'6"

Accessed from bedroom one. UPVC double glazed window to the side elevation, carpet flooring, radiator and fitted wardrobes.

### **Bedroom Three**

21'1" x 9'4"

Accessed from the lounge, carpet flooring, radiator. UPVC double glazed window to the rear elevation with UPVC door providing access to the balcony.

### **Bathroom**

7'8" x 6'6"

Accessed from the entrance hall. Low level WC with hand wash basin, fitted bath with shower over, laminate flooring and radiator.

### **Externally**

This apartment benefits from an allocated car parking space and ample parking for visitors. The lounge provides access to the private balcony - ideal for enjoying a coffee on a summers morning. Lift and stair access is available for all floors.

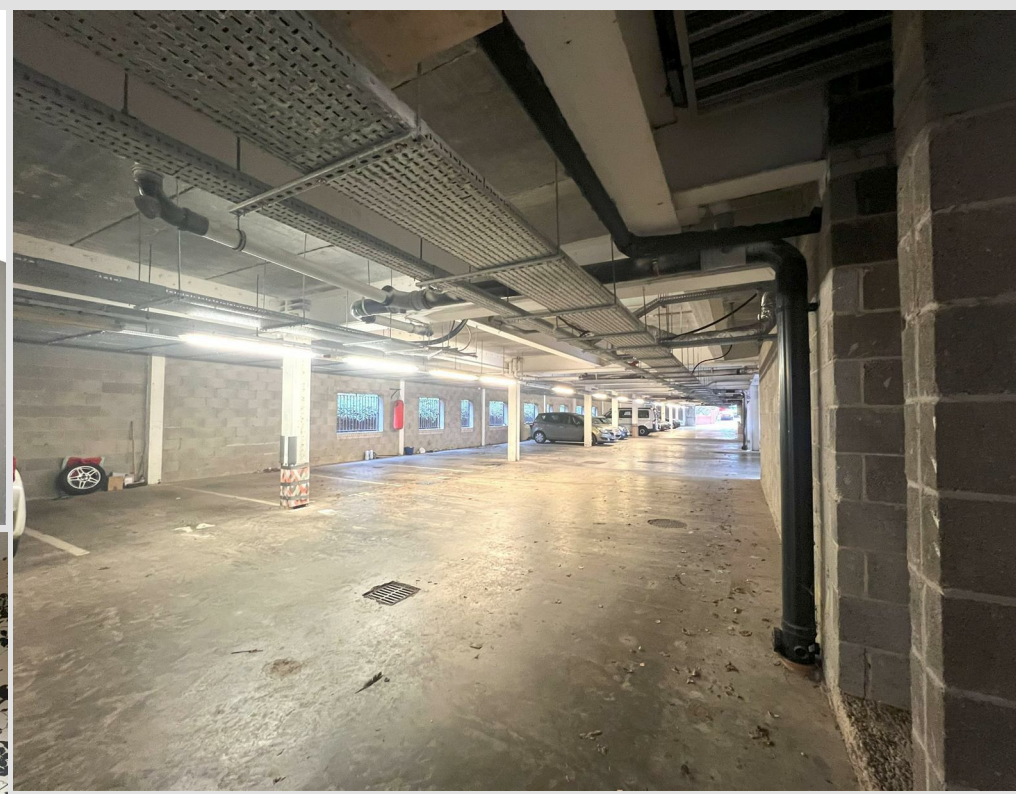
### **Tenure**

We understand from the vendor that the property is Leasehold. We would however recommend that your solicitor check the tenure prior to exchange of contracts.

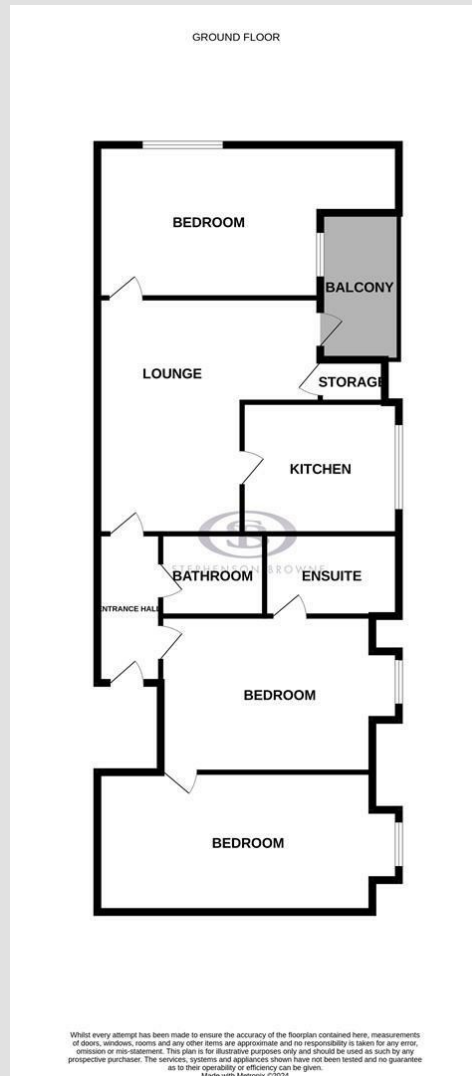
### **Need To Sell?**

For a FREE valuation please call or e-mail and we will be happy to assist.

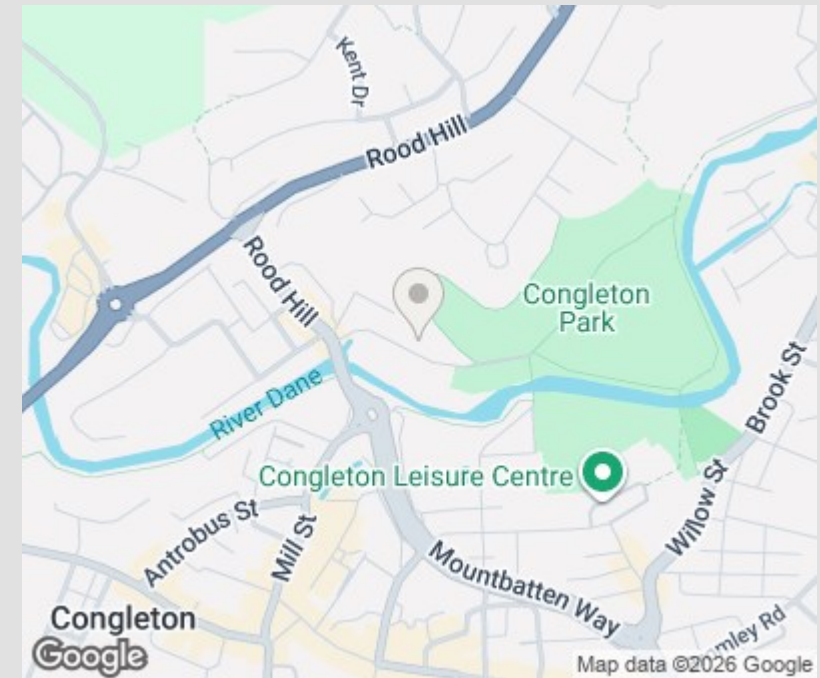




## Floor Plan



## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) B			(92 plus) A
(69-80) C			(81-91) B
(55-68) D			(69-80) C
(39-54) E			(55-68) D
(21-38) F			(39-54) E
(1-20) G			(21-38) F
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
		80	(1-20) G
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

## Viewing

Please contact our Congleton Office on 01260 545600 if you wish to arrange a viewing appointment for this property or require further information.

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