

# Timothy a brown



**22 Wharf Mill,**  
Congleton, Cheshire CW12 3GQ

**Selling Price: £120,000**

- STYLISH FIRST-FLOOR APARTMENT
- BRIGHT OPEN-PLAN LOUNGE & KITCHEN - IDEAL FOR MODERN LIVING
- MASTER BEDROOM WITH EN-SUITE SHOWER ROOM
- SECOND WELL-PROPORTIONED DOUBLE BEDROOM
- NEUTRALLY DECORATED & BEAUTIFULLY PRESENTED THROUGHOUT
- DESIGNATED PARKING PLUS GATED CANALSIDE RESIDENTS' GARDEN
- SOUGHT-AFTER WHARF MILL DEVELOPMENT
- SHORT STROLL TO TOWN CENTRE & RAILWAY STATION FOR ULTIMATE CONVENIENCE

## FOR SALE BY PRIVATE TREATY (Subject to contract)

### Contemporary Living in a Prime Wharf Mill Location – Beautifully Presented First-Floor Apartment

#### Perfect for First-Time Buyers, Investors, or Anyone Seeking a Stylish, Low-Maintenance Home Close to Town and Transport Links

Discover calm, convenience, and character in this beautifully finished first-floor apartment within the ever-popular Wharf Mill development. Positioned just moments from the Macclesfield Canal, the home offers easy access to scenic waterside walks while enjoying a peaceful setting overlooking the development's car park side.

Residents benefit from gated communal gardens adjacent to the canal – an ideal spot to relax and unwind.

Inside, the apartment is neutrally decorated and immaculately maintained, offering:

- A welcoming entrance hall
- A bright open-plan lounge and kitchen – perfect for everyday living and entertaining
- A generous master bedroom with private en-suite shower room
- A further well-proportioned second bedroom
- A modern main bathroom

#### Additional benefits include:

- Designated parking space

- Secure, gated communal gardens
- Double glazing and electric heating throughout

With its superb presentation, fantastic location, and access to nearby canal walks, this apartment offers a wonderful lifestyle opportunity. An internal viewing is strongly recommended to fully appreciate the quality and comfort on offer.

#### The accommodation briefly comprises: (all dimensions are approximate)

**ENTRANCE HALL:** Hardwood entrance door. Telephone entry system. Dimplex wall mounted electric storage heater. Built in storage cupboard housing pressurised hot water cylinder.

**KITCHEN/LOUNGE** 5.46m (17ft 11in) x 3.43m (11ft 3in) Overall:

**LOUNGE AREA :** Hardwood double glazed window to front aspect. Wall mounted Dimplex electric storage heater. Television aerial point. Telephone point.

**KITCHEN AREA :** Fitted with a range of white fronted wall and base units having black granite effect preparation surfaces over. Stainless steel single bowl sink and drainer with mixer tap. 4-Ring Candy electric hob having Candy electric oven below and Candy extractor hood over. Integrated Hotpoint fridge freezer. Bosch washing machine. Tiled to splashbacks. Under unit lighting.



**BEDROOM 1 FRONT 3.15m (10ft 4in) x 2.97m (9ft 9in) into bedhead recess:** Hardwood double glazed window to front aspect. Dimplex wall mounted electric heater. Fitted furniture comprising: single and double wardrobes having bedhead recess with cupboards above. Matching chest of drawers. Television point. Door to:

**EN-SUITE SHOWER ROOM :** White suite comprising: Enclosed shower cubicle having chrome mains fed unit and wall mounted wash basin. Heated towel rail. Shaver point. Fully tiled walls.

**BEDROOM 2 FRONT 2.21m (7ft 3in) Maximum x 2.59m (8ft 6in) :** Hardwood double glazed window to front aspect. Wall mounted Dimplex electric heater. Fitted wardrobes having shelved recess with cupboard below.

**BATHROOM :** Fitted with a white three piece suite comprising: Low level W.C., wall mounted wash basin and panelled bath having mixer tap. Chrome heated towel rail. Wall mounted Dimplex fan heater. Shaver point. Fully tiled walls.

**Outside :** One allocated parking space.

**TENURE :** Leasehold. 200 years from 01/01/2003 with 176 years remaining. Service Charge £1,200 per annum.

**SERVICES :** Mains water, electricity and drainage are connected (although not tested).

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

**LOCAL AUTHORITY:** Cheshire East

**TAX BAND:** B

**DIRECTIONS:** SATNAV CW12 3GQ

#### 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.

| Energy performance certificate (EPC)                 |                           |                     |                          |
|------------------------------------------------------|---------------------------|---------------------|--------------------------|
| 22 Wharf Mill<br>Canal Road<br>CONGLETON<br>CW12 3GQ | Energy rating<br><b>B</b> | Valid until:        | 1 February 2034          |
|                                                      |                           | Certificate number: | 7400-7391-0622-4372-3943 |

|                  |                  |
|------------------|------------------|
| Property type    | Mid-floor flat   |
| Total floor area | 44 square metres |

#### Rules on letting this property

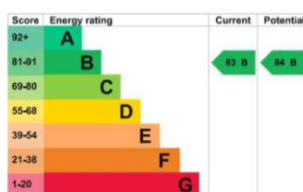
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

#### Energy rating and score

This property's energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



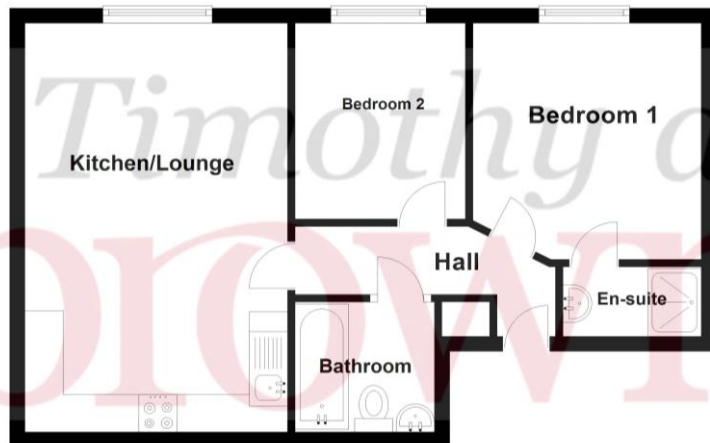
The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60

#### Ground Floor



Total area: approx. 44.2 sq. metres (476.2 sq. feet)

All contents, positioning and measurements are approximate and for display purposes only. Plan produced by Timothy A Brown Estate Agents.  
Plan produced using PlanUp.

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