



6 MARTINS MILL WARDS LANE, CONGLETON, CW12 3LN

£350,000 Offers In The Region Of



STEPHENSON BROWNE

*** OFFERED FOR SALE WITH NO ONWARD CHAIN ***

A prestigious and beautifully restored Cotton Mill converted into only nine individual stunning dwellings, set in an unrivalled Rural location overlooking the Mill Pond. Stephenson Browne are proud to be given the opportunity of offering this fantastic property to the market, with no onward chain. This property is situated within Dane In Shaw - a rural area of obvious outstanding natural beauty, with easy to reach walks along the tree lined Biddulph Valley disused railway line and Macclesfield Canal. Mossley C of E Primary School is found close by, as are quite a number of well regarded local pubs/eateries most of which are child and dog friendly.

The main accommodation is beautifully presented throughout to a high standard including brand new windows and doors and modern fitted kitchen and bathrooms. Set over three floors this property offers a versatile use of rooms, steering clear of true conventional modern day. Comprising modern fitted kitchen with breakfast bar opening into the spacious living room with modern inset living flame fire and stunning views over the mill pond. To the first floor are two bedrooms (one currently used as a dining room and the other a office) and luxuriously appointed shower room. To the second floor are a further two bedrooms (the second with a mezzanine for multiple uses) both of which with high angular ceilings with beautiful exposed oak beams, and finally the modern bathroom.

Externally you will enjoy the scenic surroundings with a magnificent surrounding neighbourhood. There is an Indian stone paved terrace to the front aspect overlooking the Mill Pond and to the rear are steps up to the main entrance with walled decked area. To the ground floor is the car port which leads into the garage and utility space. Allocated and visitor parking.

An early viewing is highly recommended to appreciate what this property has to offer!



Dining Kitchen

12'11" x 10'3"

Contemporary breakfast bar style fitted kitchen comprising high gloss wall and base units with solid bamboo work surface over, paneled splash back, built in electric oven, induction hob with extractor over, dishwasher and fridge, inset sink with mixer tap, ceiling spotlights, laminate wood effect flooring, vertical wall mounted designer radiator, UPVC double glazed sash window, composite door leading out onto the terrace, power points, open access into the lounge.

Lounge

17'6" x 12'11"

Spacious lounge with two composite doors leading out onto the Indian stone patio area overlooking the millpond, modern inset electric living flame fire, laminate wood effect flooring, ceiling light fitting, two vertical wall mounted designer radiator, power points, ash stairs leading up to the first floor.

First Floor Landing

Access into all first floor accommodation, ceiling light fitting, newly fitted thick laminate flooring, stairs to second floor accommodation.

Bedroom Three / Dining Room

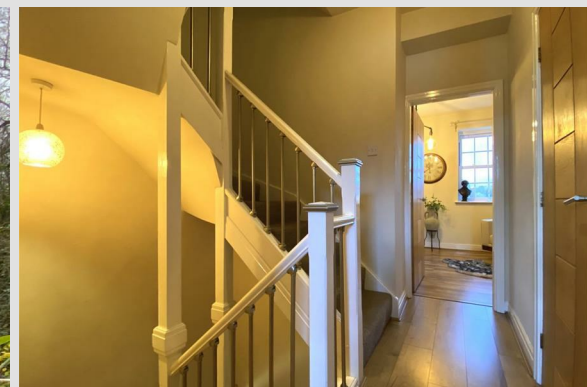
12'11" x 10'9"

Currently use as a dining space comprising newly fitted thick laminate flooring, two UPVC double glazed sash windows, ceiling light fitting, central heating radiator, power points.

Bathroom

8'9" x 3'6"

Stylish three peice suit with low level WC, marble wall mounted sink with chrome mixer tap and wall mounted mirror above, walk in mixer shower with sliding glass shower door and removable shower head, tiled throughout, ceiling spotlights, wall mounted heated chrome towel rail.



Bedroom Four / Study

12'10" x 10'8"

Currently used as a study space, newly fitted thick laminate flooring, ceiling light fitting, two UPVC double glazed sash windows, central heating radiator, power points.

Second Floor Landing

Access to all second floor accommodation, carpet flooring, ceiling light fitting, power socket.

Bedroom One

13'0" x 10'8"

Two UPVC double glazed sash windows, carpet flooring, exposed wooden beams, three wall light fittings, fitted wardrobes and chest of drawers, central heating radiator, power points.

Bathroom

8'9" x 3'9"

Modern three piece suite with low level WC, wall mounted vanity unit with hand wash basin and chrome mixer tap, fitted mirror above, pull out wall mirror, low level bath with mixer taps and wall mounted removable shower head, tiled walls throughout, tiled flooring, ceiling spotlights, wall mounted chrome towel radiator.

Bedroom Two

13'0" x 10'7"

Two UPVC double glazed sash windows, carpet flooring, wall light fitting, exposed wooden beams, two central heating radiator's, cleverly built in wardrobe storage underneath the stairs, power points, stairs up to mezzanine level.

Bedroom Two Mezzanine

Accessed via the Second bedroom. Wall to ceiling beams, wood effect flooring, ceiling skylight, ceiling spotlights and power points.



Utility

12'9" x 6'9"

Space for washing machine and dryer, units with work surface above, stainless steel sink with single drainer and mixer tap, central heating radiator, ceiling light fitting, tiled flooring, accessed into via the garage.

Garage

19'7" x 10'2"

From the car port there is access into the garage through the up and over garage door which is also electric, ceiling light, houses the boiler, central heating, electrical fuse box, power points, laminate wood effect flooring, three double and 1 single storage cupboards.

Externally

Externally you will enjoy the scenic nature surroundings with a magnificent surrounding neighbourhood. Access to the car port which leads into the garage and utility space. Two outside paved/decking areas to the front and rear of the property. Allocated and visitor parking.

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.

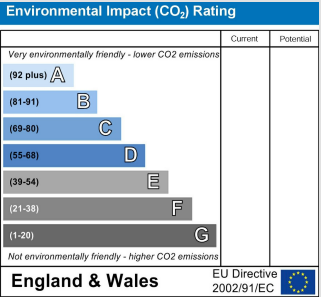
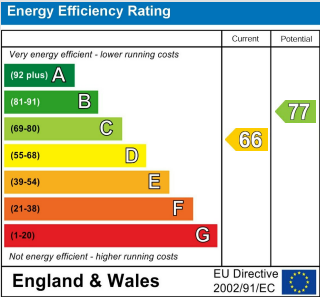




Floor Plan



Area Map



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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