



92 MILL GREEN, CONGLETON, CW12 1JG

50% SHARED OWNERSHIP £50,000



STEPHENSON BROWNE

- *Shared Ownership*
- Spacious Lounge/Diner
- Modern Bathroom
- Short Walking Distance to the Town Centre and Congleton Park

- First Floor Apartment with Lift and Stair Access
- Double Bedroom
- Allocated Parking Space
- Perfect for First Time Buyers

*** 50% SHARED OWNERSHIP with NO ONWARD CHAIN***

Stephenson Browne are delighted to bring to the market this spacious one bedroom first floor apartment within the sought after Mill Green development, a perfect opportunity for any first time buyer looking to get on the property ladder.

Situated within the Town Centre you are just a stones throw away from many different amenities, bars, restaurants and leisure facilities, you will also find the picturesque Congleton Park right on your doorstep located towards the end of Mill Green.

Coming into the main building you access into the main door through a fob key, stair and lift access are available to all floors within the complex. Coming into the apartment you are welcomed into the entrance hall which includes the boiler/storage cupboard and access into all further accommodation. The lounge is situated to the rear overlooking the woodland with patio doors opening onto the Juliette balcony and also offers enough space to use as a lounge/diner, from here you have direct access into the fitted kitchen which houses many fitted appliances including fridge freezer, washer/dryer, dishwasher, electric hob and oven. The double bedroom is also to the rear and benefits built in wardrobes, the bathroom is fitted with a three piece white suite and electric shower. You are also provided with your own designated parking space.

Early inspection is highly advised, we can't imagine this property will stay on the market for long!



Hallway

Provides access to all accommodation and includes laminate wood effect flooring, ceiling light fitting, radiator, power points, access into the storage cupboard which houses the boiler.



Lounge

4.49 x 3.26 (14'8" x 10'8")

Spacious lounge housing laminate wood effect flooring, UPVC double glazed patio doors to the rear elevation, two radiators, two ceiling light fittings, ample power points, provides access into the kitchen.





Kitchen

2.57 x 2.44 (8'5" x 8'0")

Wooden fitted kitchen comprising wall and base units with work surface over, tiled splashback, sink with single drainer and mixer tap, four ring electric hob with extractor over and double electric oven, fitted fridge freezer, washing machine/dryer, dishwasher, ceiling spotlights, tiled flooring, ample power points.

Bedroom

3.99 x 3.28 (13'1" x 10'9")

Brilliant sized double bedroom with built in double and single wardrobe, radiator, two ceiling light fittings, UPVC double glazed window to the rear elevation, ample power points.

Bathroom

2.39 x 1.84 (7'10" x 6'0")

Three piece suite with low level WC, hand wash basin with mixer tap and wall mounted mirror above, low level bath with pillar taps and mixer shower over, bath curtain rail, mainly tiled walls throughout, tiled flooring, wall mounted towel radiator, double shavers port, ceiling spotlights, extractor fan.

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?

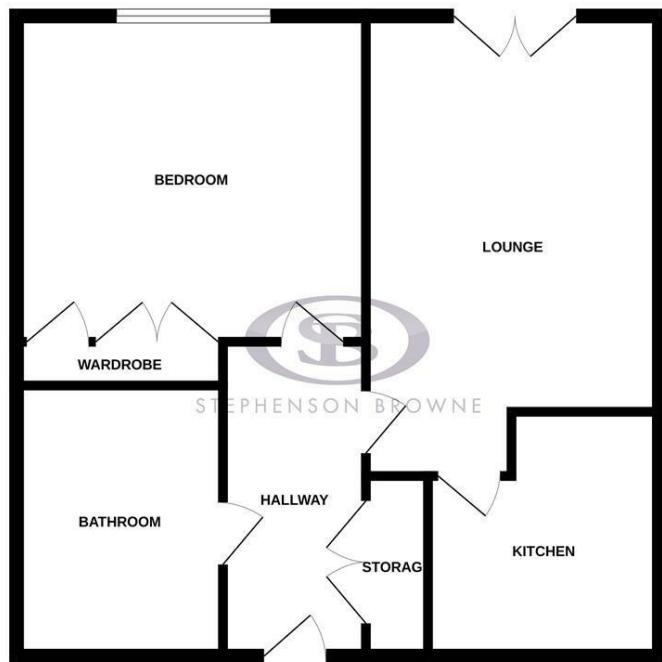
For a FREE valuation please call or e-mail and we will be happy to assist.

AML Disclosure

Agents are required by law to conduct Anti-Money Laundering checks on all those buying a property. Stephenson Browne charge £49.99 plus VAT for an AML check per purchase transaction. This is a non-refundable fee. The charges cover the cost of obtaining relevant data, any manual checks that are required, and ongoing monitoring. This fee is payable in advance prior to the issuing of a memorandum of sale on the property you are seeking to buy".

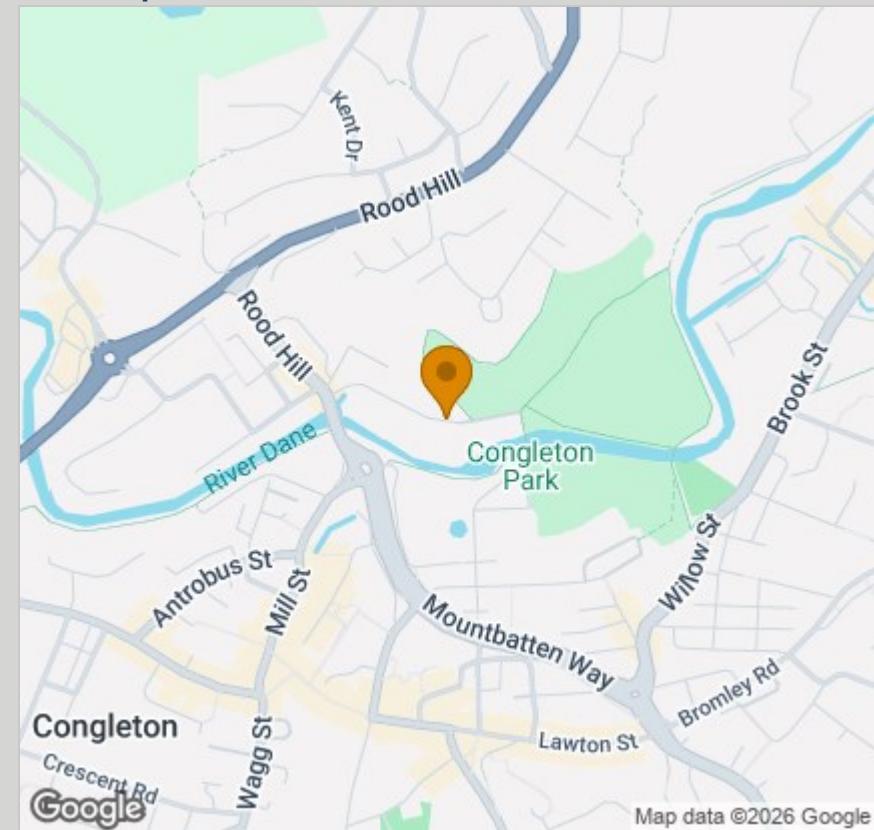
Floor Plan

FIRST FLOOR
666 sq.ft. (61.9 sq.m.) approx.



TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.
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 vendor and agent accept no responsibility for any inaccuracies and no guarantee is given as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Certificate

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