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INDEPENDENT ESTATE AGENTS

97 Beech Farm Drive, Tytherington, Macclesfield, SK10 2EU

97, Beech Farm Drive, Macclesfield, Cheshire SK10 2EU

Beech Farm Drive provides a pleasant and highly convenient location, being within just a short walk of local shops, the Bollin Valley and the town centre itself.

This is a ground-floor apartment offering spacious, well-lit accommodation in good order throughout. From a secure communal entrance, there is a private hall with an intercom, a beautifully proportioned living room, a kitchen, a double bedroom and a bathroom. The property is available with no chain.

The property has the benefit of underfloor heating supplemented by an efficient electric storage heater in the lounge. There is uPVC double glazing throughout.

There are pleasant, well-maintained communal grounds and ample resident parking to both the front and rear.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield in a northerly direction along Beech Lane (A538) in the direction of Tytherington. Just prior to the High School, take a right turning into Beech Farm Drive, where the property can be found on the left-hand side.

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Viewing: By appointment with Holden and Prescott 01625 422244

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Communal Entrance Hall
Security intercom system.

Entrance Hall
Security intercom system. Airing cupboard housing the hot water cylinder.

Living Room
17'2 x 12'1
Feature fireplace. Ceiling cornice. T.V. aerial point. uPVC double glazed window. Electric storage heater.

Kitchen
12'2 x 7'7
Single drainer stainless steel sink unit with mixer tap and Shaker style base unit below. An additional range of matching base and eye level units with contrasting work surfaces over. Integrated single oven. Integrated electric hob with extractor hood over. Plumbing for washing machine. uPVC double glazed window.

Bedroom
12'0 x 11'9
Built-in storage cupboard. uPVC double glazed window.

Bathroom
A suite comprising a panelled bath with Triton electric shower over, a vanity washbasin and a low suite W.C. Extractor fan. Partially tiled walls.

Outside
The property is set within well-maintained lawned gardens and there is ample residents parking to both the front and the rear.

Tenure
Leasehold with a 999 year lease from 2019. The ground rent is included in the service charge.

Service Charge
£154.00 per calendar month, which includes maintenance and cleaning of communal areas, building insurance and ground rent.

£122,500

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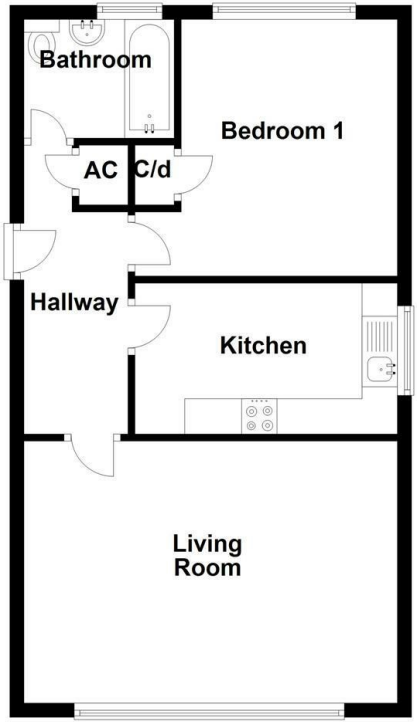
Ground Floor



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