





## 14 Badger House, Badger Road, Macclesfield, Cheshire SK10 2SS

Badger House is located in a quiet, yet highly convenient location within easy reach of both the shops in Tytherington and Macclesfield town itself. This fourth floor apartment offers light and spacious accommodation and has been extremely well looked after over the years and would be an excellent purchase for first time buyers or those looking to downsize.

On entering the property via the communal atrium, access is provided to the apartment either by stairs or lift upon which there is an entrance hall, open-plan lounge/dining kitchen, two double bedrooms and a contemporary bathroom. The flat benefits from electric central heating and uPVC double glazing throughout.

Badger House is set within well tended gardens and has its own allocated parking space.

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, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is 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 along Manchester Road in a Northerly direction towards Tytherington. Shortly after passing Tytherington High School turn right into Badger Road and Badger House can be found on the right hand side.

**Viewing: By appointment with Holden and Prescott 01625 422244**

## **Ground Floor**

### **Communal Entrance**

The apartment is accessed via a secure communal carpeted entrance area. Flat 14 is located on the fourth floor and can be accessed via a lift or the stairs.

## **Top Floor**

### **Entrance Hall**

Meter cupboard. Built-in airing cupboard. Skylight. Double panelled radiator.

### **Open-Plan Lounge/Dining Kitchen**

20'03 x 19'11 I-shaped

Security intercom system. Ceiling cornice. T.V aerial point. uPVC double glazed windows to two elevations. Two double panelled radiators. Openway to the Dining Kitchen area: Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Breakfast bar. Electric cooker point with extractor hood over. Space for fridge/freezer. Plumbing for automatic washing machine. Recessed spotlighting.

### **Bedroom One**

15'04 x 9'06

Walk-in wardrobe. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

### **Bedroom Two**

15'04 x 9'08 I-shaped

Cupboard housing the electric heating and domestic hot water combination boiler. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

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### **Shower Room**

The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Mirror-fronted cabinet with light. Electric shaver point. Ceiling cornice. Recessed spotlighting. Partially tiled walls. Skylight. Chrome heated towel rail.

### **Outside**

#### **Gardens/Parking**

There are delightful well-maintained gardens surrounding Badger House with neat manicured lawns and well-stocked flower beds and borders. There is also allocated parking in the basement of the property which is accessed via a lift if so required.

#### **Tenure**

Leasehold with a 999 year lease from 01/05//1975 with a £20.00 ground rent which is included in the service charge.

#### **Service Charge**

There is an annual service charge of £1418.00 that is paid in two instalments and includes cleaning and maintenance of communal areas and building insurance

**£199,950**

Top Floor





