





## 37a, Sunderland Street, Macclesfield, Cheshire SK11 6JL

A well presented one bedroom apartment located in the centre of Macclesfield town centre, offering modern accommodation ideal for a single occupant or couple. The property comprises an open plan lounge and kitchen, double bedroom and contemporary shower room, together with electric heating, uPVC double glazing and access to a communal patio area. Water charges are included within the rent, with tenants responsible for electricity, council tax and other utilities/services. Offered part furnished with fridge and washing machine.

### Additional Information:

Rent: £760.00 (this includes water bill only)

Deposit: £876.00

Holding Deposit: £100.00 - this will be offset against the tenancy deposit once referencing has been passed.

Council Tax Band: A

EPC Rating: D

Available: From 25th June 2026

Maximum number of tenants: 2

Holding Deposit must be paid within 24 hours of an offer being accepted to secure the property.

### Location:

SK11 6JL, Sunderland Street. Access to the property is via Charlotte Street and through the ginnel.

From Macclesfield train station proceed along Sunderland Street toward Park Green at the traffic lights turn right into Pickford Street, then right again into Charlotte Street. Entrance to the property is via the ginnel.

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

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**Open Plan Living Room**

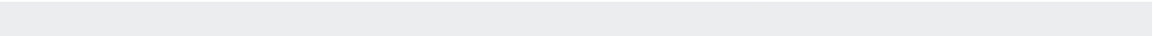
13'10 x 10'02

**Bedroom**

12'05 x 7'10

**Shower Room**

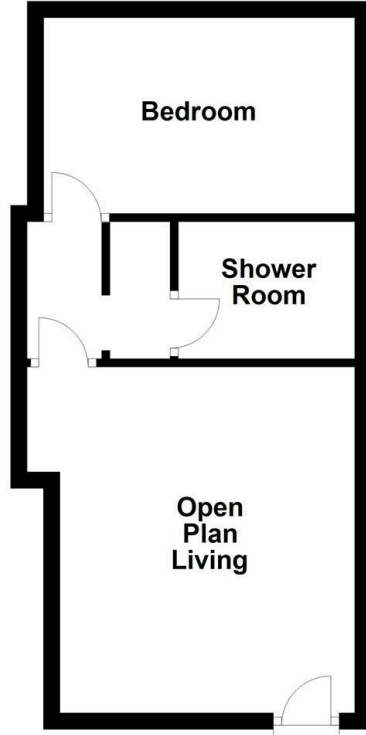
7'00 x 5'06



**£760 Per Month**

**HOLDEN & PRESCOTT**

Ground Floor





**HOLDEN & PRESCOTT**  
INDEPENDENT ESTATE AGENTS

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