HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

Flat 3 Bullock House, Macclesfield, SK11 7NP

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This unique development offers a select feel having been fully refurbished to an excellent standard and with the added benefit of residents parking. This particular apartment enjoys a first floor location with an attractive aspect from the main lounge towards the town.

The accommodation is approached via a wrought iron staircase sharing its access with one other apartment. From an inner hall there is a newly appointed kitchen and bathroom, a lounge and a bedroom with fitted wardrobes. The accommodation is warmed by gas fired central heating and the new windows are in an attractive Georgian style.

Externally there is residents and visitors car parking located behind a brick wall with attractive railing, giving a courtyard style setting.

Bullocks house is located within a 5 minute walk of the town centre and railway station.

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.

From our office proceed along Sunderland Street to the traffic lights at Park Green. Turn left into Mill Lane and right at the traffic lights. The property can be found on the right hand side just prior to Mill Road.

Viewing: By appointment with Holden and Prescott 01625 422244

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First Floor

Communal Entrance Hall
Secure and carpeted. Courtesy light. Shared with one other apartment.

Private Entrance Hall
Storage cupboard. Laminate flooring.

Lounge
12'2 x 12'2
Recessed fireplace with stone hearth, timber mantel sockets for an electric fire. T.V. aerial point. Wall light points. Sash window to side elevation looking towards the town centre. Double glazed window to the front elevation. Double panelled radiator.

Kitchen
7'8 x 5'11
Single drainer composite sink unit with a mixer tap and base cupboard below. An additional range of matching base and eye level cupboards with contrasting work surfaces and splashbacks. Integrated single oven with four ring induction hob and extractor hood over. Integrated washer/dryer. Space for fridge. Cupboard housing the Main combination condensing boiler. Double glazed window. Laminate flooring. Single panelled radiator.

Bedroom
12 x 11'1
Fitted wardrobes with hanging rail and shelving. Double glazed sash window. Double panelled radiator.

Shower Room
The suite comprises a fully tiled cubicle with thermostatic shower over and a combined sink and W.C. unit with vanity storage. Extractor fan. Laminate flooring. Double glazed window. Chrome heated towel rail.

Residents Parking
Residents carpark set enclosed behind a brick-built wall. A wrought-iron staircase leads to Flat 3. Area for meters and bin storage.

Management Charge/ Lease
Service Charge is £792 per year Inclusive of £40 ground rent (£66 per month).
The Lease is 999 years effectives from 5th December 2005.

£127,350

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Ground Floor

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