HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

58 Pickenham Close, Macclesfield, SK11 8XF

58, Pickenham Close, Macclesfield, Cheshire SK11 8XF

This attractive development, constructed by Messrs Jones Homes, is set within well-tended gardens, and this particular apartment has a splendid position on the second floor with pleasant views towards the hills of the Peak District.

The accommodation is both spacious and well planned, having the benefit of both gas-fired central heating and double glazing. From a secure carpeted communal hall, there is a vestibule, entrance hall, 16' living room with a 'Juliet' style balcony, refitted dining kitchen, two double bedrooms and a bathroom. The decor is of a high standard with a fresh crisp design and affords the chance to acquire a property ready to move into.

Within the residents' car park, there is a space allocated for apartment 58 as well as ample visitor spaces.

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 from our office towards the railway station, turning right onto Sunderland Street. Proceed across the main traffic lights into Park Street and at the roundabout proceed straight over into Park Lane. Follow Park Lane proceeding through two sets of traffic lights into Ivy Lane, passing the Flowerpot pub on the left-hand side, and where the road turns sharply to the right into Ivy Road, turn left into Kendal Road, and

Viewing: By appointment with Holden and Prescott 01625 422244

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Entrance Vestibule
Ceiling cornice. Dado rail.

Entrance Hall
Security intercom system. Dado rail. Built-in cloaks cupboard. Radiator.

Lounge
16'11 x 10'8
Ceiling cornice. Dado rail. Living flame electric fire set within an attractive fireplace. T.V. aerial point. uPVC double glazed windows and double doors opening onto a Juliet balcony. Radiator.

Kitchen
12'2 x 7'6
Single drainer one and a half bowl stainless steel sink unit with mixer tap and white high gloss base units below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated Bosch single oven. Integrated four ring stainless steel electric hob with extractor canopy over. Integrated dishwasher. Free-standing fridge/freezer. Plumbing for washing machine. Worcester gas central heating condensing domestic hot water boiler. Attractive laminate flooring. uPVC double glazed window. Double radiator.

Bedroom One
12'9 x 10'1
Built-in wardrobes with sliding doors. uPVC double glazed window. Radiator.

Bedroom Two
11'3 x 10'2
Loft access. uPVC double glazed window. Radiator.

Bathroom
Fully tiled cubicle with thermostatic rainfall shower over. An attractive combined sink and low suite W.C. vanity unit with storage below. Airing cupboard with ample shelving housing a lagged hot water cylinder and immersion heater. Vertical heated towel rail.

Outside
Immaculate communal gardens. Allocated parking space. Small storage unit.

Tenure
Leasehold 125 years from 1/1/1995 with a fixed ground rent of £85.00 per year.

Service Charge
£1640.00 per year which includes building insurance and he cleaning and maintenance of all communal areas.

£163,950

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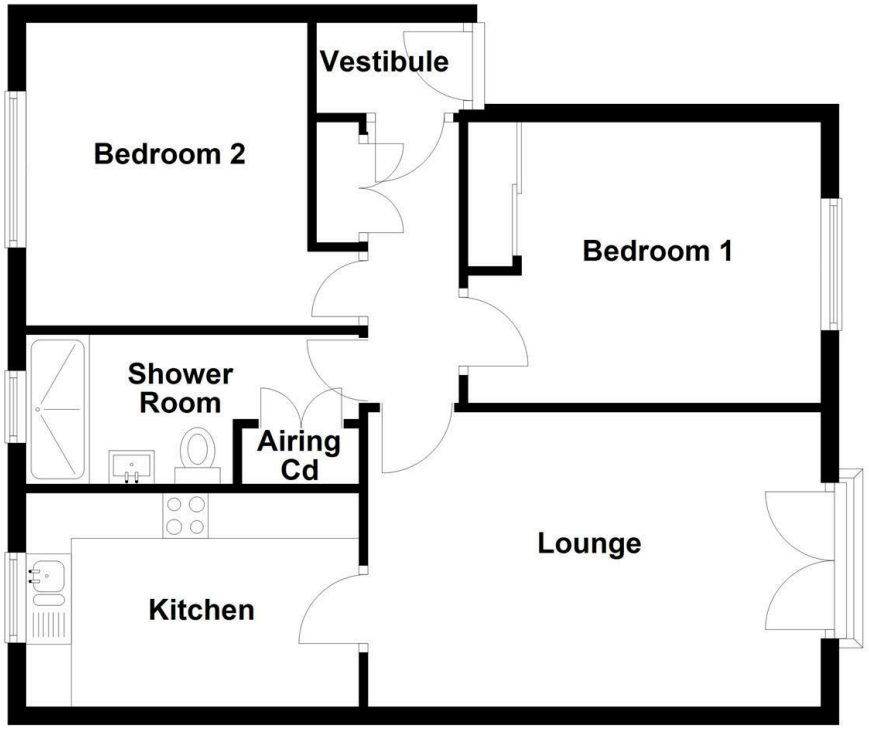
Second Floor



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