





## 6, Greengates, Macclesfield, Cheshire SK10 3HW

Situated in a convenient location, this two-bedroom ground floor apartment is within easy walking distance of Fallibroome Academy and Macclesfield Leisure Centre, whilst also being well placed for local amenities and transport links. Previously utilised as a rental property, the apartment now offers an excellent opportunity for prospective purchasers to modernise and personalise to their own taste.

The accommodation briefly comprises an entrance hall with a useful cloaks cupboard, a living room, kitchen, two well-proportioned bedrooms and a bathroom. The property further benefits from underfloor heating and uPVC double glazing throughout.

Externally, the apartment is set within well-maintained communal grounds with residents' parking available, making this an ideal purchase for first-time buyers, downsizers or buy-to-let investors alike.

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 along Victoria Road, turning right at the mini roundabout on to Priory Lane, Becks Lane is the third turning on the right and Greengates can be found immediately on the left hand side.

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

### **Communal Entrance**

Security intercom system.

### **Ground Floor**

#### **Entrance Hall**

Security intercom system. Spotlighting. Cloaks cupboard with coat hooks, shelving and courtesy light. Laminate flooring.

#### **Living Room**

13'3 x 12'4

T.V. aerial point. uPVC double glazed windows to two elevations. Open way through to the Kitchen.

#### **Kitchen**

12'4 x 5'11

One and a half bowl sink with mixer tap and base unit below. An additional range of matching base and eye level cupboards with contrasting work surfaces and tiled splashbacks. Integrated single oven with four ring electric hob and extractor hood over. Plumbing for dishwasher. Plumbing for automatic washing machine. Space for a free-standing fridge/freezer. Laminate flooring. uPVC double glazed window.

#### **Bedroom One**

11'6 x 9'9

Floor to ceiling mirror-fronted wardrobes. uPVC double glazed window.

#### **Bedroom Two**

9'10 x 7'10

uPVC double glazed window.

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**Bathroom**

The white suite comprises a panelled bath with electric Triton shower over, a pedestal washbasin with tiled splashbacks and a low suite W.C. Partially tiled walls. Extractor fan. Airing cupboard housing the immersion heater.

**Outside****Communal Ground & Parking**

Greengates is set within well-maintained communal grounds with parking available for both residents and visitors.

**Tenure & Management**

Leasehold. A term of 125 years from 1993. There is a monthly management charge of 64.54. There is no ground rent payable.

**£117,500**

**HOLDEN & PRESCOTT**

Ground Floor





