



95 Eastgate, Macclesfield, SK10 1GD

**** NO ONWARD CHAIN **** This GROUND FLOOR apartment forms part of a purpose built development by Messrs Persimmon Homes, enjoying a convenient position which is within a short stroll from the town centre, Victoria park and the train station. The accommodation is both well presented and neutral in decor and in brief the comprises:- Communal Entrance Hall, Private Entrance Hall, Lounge/Dining Room, stylish fitted Kitchen, double Bedroom and Bathroom. Externally, there is a generous communal carpark with an allocated parking space.

£138,500

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

Directions

Proceed out of Macclesfield along Buxton Road taking the first

turning on the left onto York Street, just after Arighi Bianchi's. Take the next left onto Eastgate. This particular block is located at the bottom of Eastgate.

Secure Communal Entrance Hall

Accessed via security intercom system.

Private Hallway

Intercom system. Storage cupboard. Radiator.

Living/Dining Room

16'5 x 10'5

Bright and airy reception room with two double glazed windows to the front aspect. Ceiling cornice. Two radiators.

Kitchen

11'10 x 6'10

Fitted with a range of base units with work surfaces over and

matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Part tiled walls. Tiled floor. Recessed ceiling spotlights. Worcester boiler. Double glazed window. Radiator.

Double Bedroom

11'10 x 9'2

Double bedroom with double glazed window to the rear aspect. Radiator.

Bathroom

9'10" x 5'7"

Fitted with a white suite comprising; panelled bath with shower over, push button low level WC and pedestal hand wash basin. Part tiled walls. Tiled floor. Recessed ceiling spotlights. Radiator.

Outside

Parking

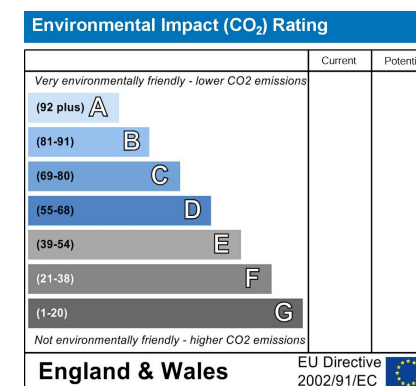
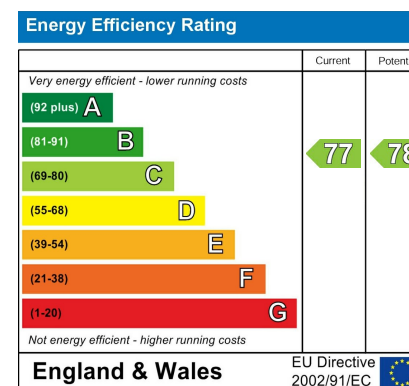
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Agents note

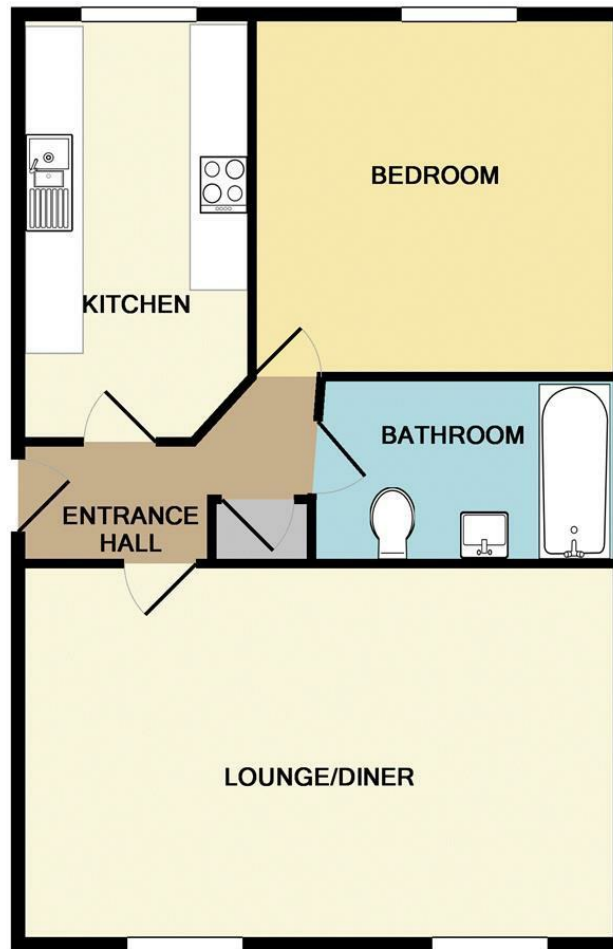
We are informed by the vendor that the property is leasehold with a management charge of £575 per six months and the ground rent is £45 per six months.

We are also informed that the council Tax Band is B.

We would advise any prospective buyer to confirm these details with their legal representative.







Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

