jordan fishwick

94 Buxton Road, Macclesfield, SK10 1JS

** NO ONWARD CHAIN ** A one bedroom ground floor apartment located within an easy stroll of local shops, the town centre and excellent transport links. This apartment has been recently decorated and is fitted with double glazed windows and gas central heating. The accommodation in brief comprises; open plan living room/kitchen, inner hallway, bedroom and en-suite. Externally to the front is a private fenced and enclosed courtyard whilst to the rear is a small communal yard.

£99,950

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 it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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
Leaving Macclesfield in an easterly direction along Buxton Road (A537) this particular property can be found on the right hand opposite Victoria Park.

Open Plan Living Room/Kitchen
21'1 x 12'0 max

Living Area
12'5 x 9'3
Double glazed window to the front aspect. Two radiators.

Kitchen
9'0 x 6'4
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Space for a washing machine, cooker and fridge/freezer. Recessed ceiling spotlights. Radiator.

Inner Hallway
Wall mounted boiler. Storage space.

Bedroom
8'10 x 7'7
Double glazed window to the rear aspect. Radiator.

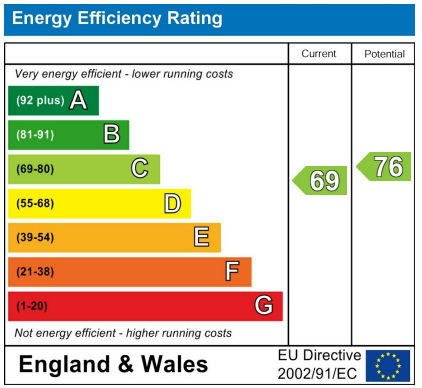
En-Suite Shower Room
Shower enclosure, push button low level WC with concealed cistern and vanity wash hand basin. Tiled floor and part tiled walls. Chrome ladder style radiator. Double glazed window to the rear aspect.

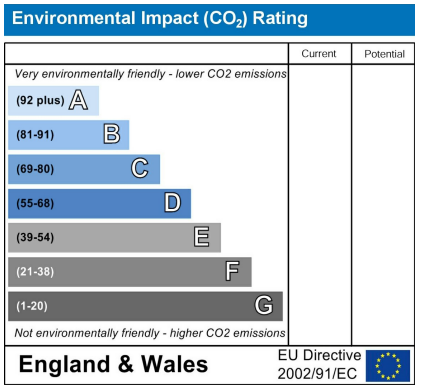
Outside

Courtyard
To the front is a small private courtyard, whilst to the rear is a communal yard.

Tenure
The vendor has advised us that the property is Leasehold and that the lease is 999 years from 4 August 2006 and that the council tax band is A.
We would recommend any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





BOSCH

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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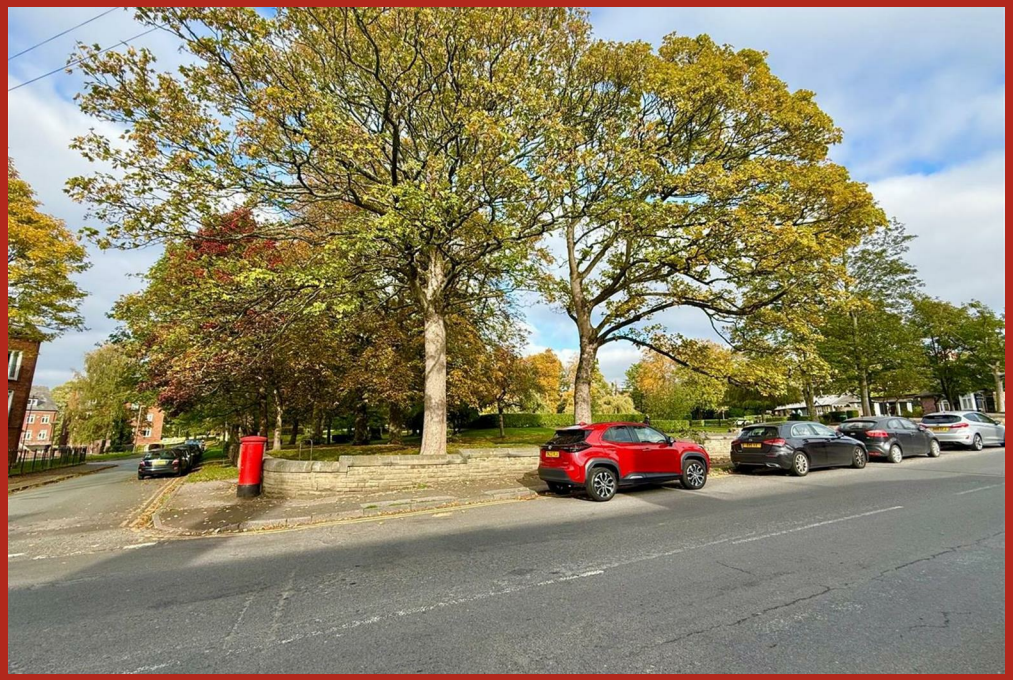
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