



92 MILL LANE MACCLESFIELD SK11 7NR

**** NO ONWARD CHAIN **** A two bedroom second floor apartment offering good accommodation to suit a range of purchasers, particularly first time buyers and buy to let investors. Conveniently located only a short walk from the town centre and all local amenities. In brief the accommodation comprises; communal entrance hallway with stairs to the first floor, private entrance with stairs to the apartment, living room, kitchen, two bedrooms and a shower room. The property is warmed via gas central heating and further complemented by double glazing. Paved communal yard to the rear. Internal viewing recommended.

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
Leave Macclesfield in a Southerly direction to the end of the Silk Road, continue through the traffic lights onto Mill Lane where the property will be found on the left hand side just before the road bears left for Old Mill Lane.

Communal Entrance
Stairs to first floor. Door to outdoor communal area.

Private Entrance
Private staircase to the apartment.

Entrance Hall
Wood laminate floor. Loft access. Radiator.

Living Room
11'10" x 10'3"
Double glazed window to the rear. Exposed ceiling beam. Double radiator.

Kitchen
12'5" x 5'7"
Fitted with a range of base and wall mounted units with work surfaces over and tiled splash back. Inset single drainer stainless steel sink unit with mixer tap and drainer. Four ring gas hob and extractor hood over and oven below.

Space for a washing machine and fridge. Cupboard housing the boiler. Wood laminate floor. Exposed ceiling beam. Double glazed window to the rear. Double radiator.

Bedroom One
11'7" x 9'8
Double glazed window to the front. Exposed ceiling beam. Double radiator.

Inner Hall
Loft access. Door to bedroom two and shower room.

Bedroom Two
12'2" x 7'10
Double glazed window to the front. Exposed ceiling beam. Double radiator.

Shower Room
Fitted with a shower cubicle, low level W.C and pedestal wash basin. Part tiled walls. Radiator

Communal Yard
To the rear is a paved communal yard.

TENURE
The vendor has advised that the property is council tax band A and that the property is Leasehold with a term of 999 years from 2002. We would advise any perspective 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.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	