



38 Broken Cross, Macclesfield, SK11 8TZ

**** NO ONWARD CHAIN **** A beautifully presented, one bedroom, terraced property situated in a convenient location given the proximity of the excellent array of local shops at "Broken Cross", sought after schools, leisure centre and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas.

Tastefully decorated throughout and well presented, the property has undergone an extensive programme of refurbishment by the current owner which include a new kitchen and bathroom and is ready for immediate occupation. In brief the property comprises; entrance vestibule, living room with stairs to first floor, re-fitted kitchen and downstairs bathroom. To the first floor is a well proportioned bedroom. Externally, to the rear is a communal garden. Viewing highly recommended.

£142,500

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 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 along Chester Road (A537) continue over the roundabout at the junction with The Regency Hospital, continue over the

roundabout at Ivy Lane and the entrance to "The Villas" development. The property will be found on the left hand side just after the turning for Acton Place.

GROUND FLOOR

Entrance Vestibule

Accessed via uPVC front door.

Living Room

14'0x 11'0

Neutrally decorated reception room with stairs to first floor landing. Exposed feature beams. uPVC double glazed window to front aspect. Electric radiator.

Breakfast Kitchen

11'0 x 8'2

Recently re-fitted with a range of base and wall mounted units with work surfaces over incorporating a stainless steel sink unit with mixer tap and drainer. Four ring induction hob with extractor hood over and oven below. Integrated fridge/freezer with matching cupboard doors. Space for washing machine with matching cupboard door. Inset spotlights. Breakfast bar with

stool recess. Electric radiator. uPVC double glazed window and uPVC door to rear aspect.

Stylish Shower Room

Recently re-fitted comprising; push button low level WC, vanity wash basin with mixer tap and shower cubicle with shower over. Fully tiled walls. Tiled floor. Electric chrome ladder style radiator. Frosted uPVC window to rear aspect. Inset spotlights.

FIRST FLOOR

Landing

Loft access. Useful storage cupboard.

Bedroom

11'0 x 11'0 max

Neutrally decorated good size bedroom with space for double bed, drawers and wardrobe. Electric radiator. uPVC double glazed window to front aspect.

OUTSIDE

Communal Garden

Externally, to the rear is a communal garden.

TENURE

We have been advised that the property is Leasehold and that the council tax band is A.

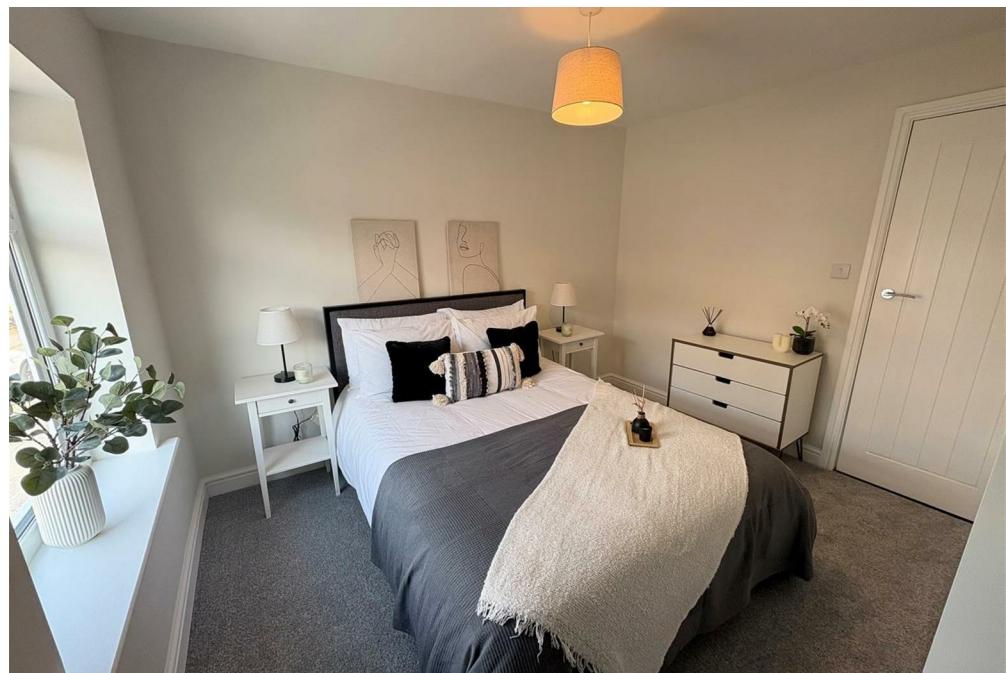
We would advise any perspective buyer to confirm these details with their legal representative.

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



GROUND FLOOR

1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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