



jordanfishwick

12A SILK MILL MILL ROAD MACCLESFIELD SK11 6TE
£128,500

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Situated in the popular 'Silk Mill' development and is conveniently located for all of Macclesfield's amenities, ideal for those looking to be within walking distance of both the train station and Macclesfield town centre. This unique and appealing one bedroom duplex apartment boasts many characteristics including exposed beams, vaulted ceilings and mezzanine style bedroom. The spacious accommodation in brief comprises; hallway, open plan living/dining area and kitchen, whilst to the first floor is a double mezzanine style bedroom. There is also residents parking facilities to the rear. The apartment must be viewed internally to be fully appreciated.

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
Leaving Macclesfield in a Southerly direction along The Silk Road, at the traffic lights proceed straight across onto Mill Lane which turns onto Cross Street. After a short distance, take the second right onto Half Street where the residents car park can be found on the right hand side.

Communal Hallway
Accessed from the rear carpark (Half Street).

Private Dining Hallway
9'5 x 8'2
Stairs to mezzanine bedroom and shower room. Laminate floor. Electric radiator.

Open Plan Living/Dining Area
15'0 x 13'7
Feature vaulted ceiling with exposed brick wall and large windows to front aspect. Electric radiator. Laminate flooring.

Kitchen
9'0 x 6'5
Fitted with a range of base units with work surfaces over with matching

wall mounted cupboards. Tiled returns. Stainless steel circular sink unit with mixer tap. Four ring electric hob with extractor hood over and oven below. Space for a fridge/freezer, washing machine and dishwasher. Laminate flooring. Built in cloaks cupboard.

Stairs To The First Floor
Mezzanine Bedroom
14'10 x 9'1
Feature vaulted ceiling and exposed beams. Velux window.

Shower Room
Fitted with a shower cubicle, low level WC and pedestal wash hand basin. Exposed brick wall.

Outside
Residents Parking
To the rear of the building is residents car park (accessed from Half Street).

Tenure
We are informed by the vendor that the property is Leasehold with the term being 800 years from 1999. The vendor has also advised us that the management fee is £967 per 6 months. We also believe the property to be council tax band 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.



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