



# 10 Priory Drive, Macclesfield, SK10 3HU

**\*\* NO ONWARD CHAIN \*\*** This quirky one bedroom property is located in a convenient position for Macclesfield Leisure Centre and not far from Macclesfield town centre and its excellent transport links. The property occupies a generous plot on a quiet cul-de-sac with front and side gardens and off-road parking. In brief, the property comprises; a living room and kitchen. A spiral staircase leads to the first floor providing access to the bedroom and bathroom. Externally, the property benefits from front and side gardens, along with a driveway to the front for one vehicle and additional off-road parking to the side.

## £139,950

### 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 along Victoria road, at the roundabout turn right onto Priory Lane. Continue past the first mini roundabout at the Leisure centre. Turn right at the next mini roundabout onto Churchway and take the first right onto Priory Drive. Follow the road around and the property can be found on the right-hand side.

### Living Room

I-shaped 15'10" x 13'3" max  
Double glazed window to the front and side aspect. Radiator. Spiral staircase to the first floor.

### Kitchen

6'1 x 5'8  
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset stainless steel sink unit with mixer tap and drainer. Space for a washing machine, cooker and fridge. Double glazed window to the front aspect.

### Spiral Staircase To First Floor

## Bedroom

13'3 x 7'3

Double glazed window to the front and side aspect. Built in wardrobe. Radiator.

## Bathroom

Fitted with a panelled bath with shower attachment over, push button low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the front aspect. Ladder style radiator.

## Outside

## Gardens

The property is set back behind a front garden which sweeps around to the side.

## Driveway

A driveway to the front for one vehicle and additional off-road parking to the side.

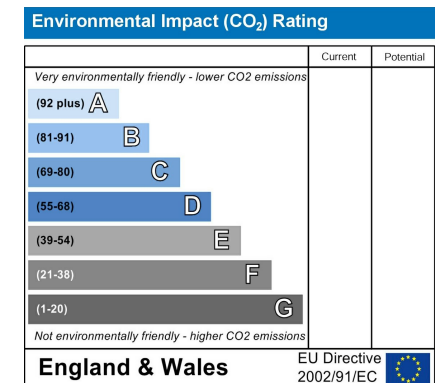
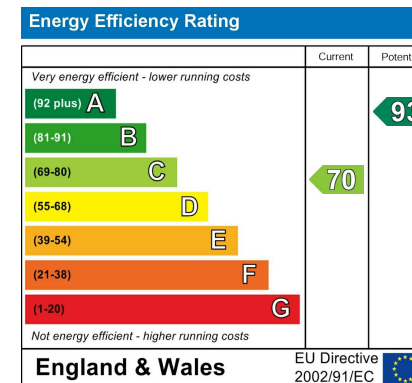
## Tenure

The vendor has advised that the property is Freehold and that the council tax is band B.

We would advise 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.

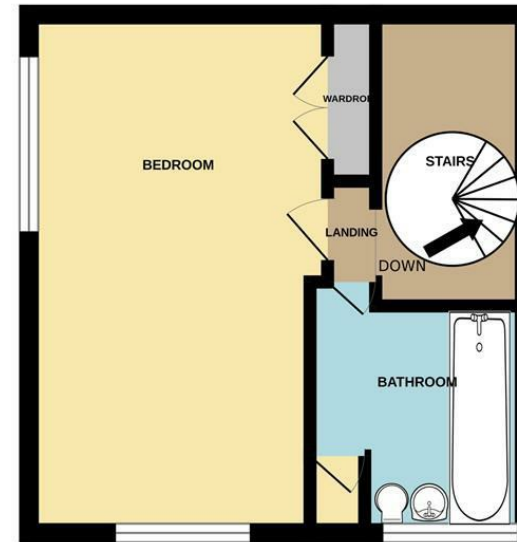




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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