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jordan fishwick

79 Eastgate, Macclesfield, Cheshire, SK10 1GD

** NO ONWARD CHAIN ** This second floor apartment forms part of a purpose built development by Messrs Persimmon Homes, enjoying a convenient position which is within a short stroll from the town centre, Victoria park and the train station. The accommodation is both well presented and in brief the property comprises; communal hallway, private entrance hall, living/dining room, breakfast kitchen, two double bedrooms (master with en-suite shower room) and bathroom. Externally, there is an allocated parking space.

£182,500

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
Proceed out of Macclesfield along Buxton Road taking the first turning on the left onto York Street, just after Arighi Bianchi's. Take the next left onto Eastgate. This particular block is located on the left hand side.

Communal Hallway
Stairs leading up to the upper floors.

Private Entrance Hallway
Private door opening to private entrance hall. Security intercom. Radiator. Door opening to a useful built in storage cupboard with cloaks hanging space.

Living Room
13'2 x 11'5
Spacious reception room decorated in neutral colours with two double glazed windows. Ceiling coving. Two radiators.

Breakfast Kitchen
16'10 x 8'10
Fitted with a comprehensive range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with concealed extractor hood over and oven below. Space for a washing machine, dishwasher and fridge freezer. Worcester boiler. Recessed ceiling spotlights. Two double glazed windows. Two radiators. Space for a small table and chairs.

Master Bedroom
13'4 x 9'2
Double bedroom fitted with a range of wardrobes. Double glazed window. Radiator. Door to the en-suite.

En-Suite Shower Room
Fitted with a white suite comprising shower cubicle, push button low level WC and pedestal wash hand basin. Electric shaver point. Part tiled walls. Double glazed window. Radiator.

Bedroom Two
11'0 x 8'0
Double bedroom with double glazed window. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath with shower over, push button low level WC and vanity wash hand basin. Part tiled walls. Tiled floor. Chrome ladder style radiator.

Outside

Allocated Parking
There are communal grounds and both visitor and residents parking spaces.

Tenure
We are advised by our vendor that the property is Leasehold with a lease term of 999 years from 10 December 2004. The vendor has also advised that the management fee is £150.00 PCM and the ground rent is £86.00 PA. The vendor has also advised us that the property is council tax band C. We would recommend any prospective buyer to confirm these details with their legal representative.

Anti Money Laundering - Note
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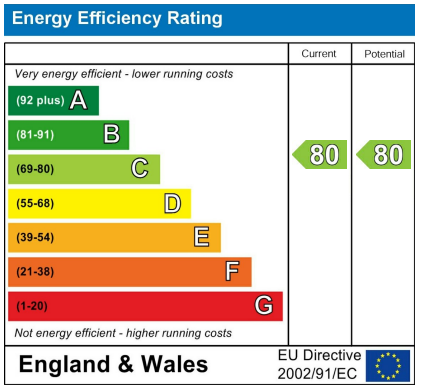

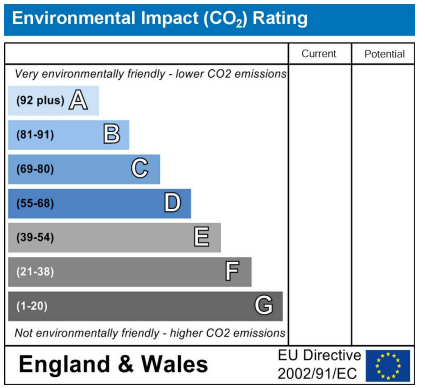

GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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