



401
jordan fishwick
COMMERCIAL
Estate Agents



Flat 1, 401 Park Lane, Macclesfield, SK11 8JR

**** NO ONWARD CHAIN **** This charming two bedroom ground floor apartment is filled with character and offers good accommodation to suit range of purchasers, particularly first time buyers and buy to let investors. Conveniently located with only a short walk from the train station, town centre and all local amenities with off road parking to the rear and a private courtyard. This elegant apartment comprises; communal hallway, spacious living room with high ceiling and featuring a log burning stove within chimney recess. An inner hall with access to the cellars, bathroom, bedroom, kitchen and bedroom two/sitting room. Outside there is a parking space and private courtyard.

£189,950

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 town centre along Park Lane, the property will be found on the right hand side facing the college.

Communal Hallway

Door to apartment. Stairs to upper apartments.

Living Room

15'3 x 12'2

Bright and airy living room featuring a log burning stove within the chimney recess and large bay window to the front aspect. Radiator.

Inner Hallway

Shower Room

Fitted with a shower cubicle, push button low level WC and vanity wash basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator.

Cellars

Chamber One

12'8 x 11'5

Utility area with built in floor unit and work surface over. Stainless steel sink unit with mixer tap. Space for a washing machine and additional appliances. Vaillant boiler.

Chamber Two

12'4 x 12'0

Double glazed window to the front aspect. Power and light.

Kitchen

11'0 x 10'2

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a half bowl ceramic sink unit with mixer tap and drainer. Space for a range cooker. Integrated fridge with matching cupboard front. Integrated microwave. Double glazed window and door to the side aspect.

Bedroom One

11'6 x 9'0

Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Two/Sitting Room

12'0 x 10'3

Versatile room featuring a vaulted ceiling. Two Velux windows. Recessed ceiling spotlights. Tiled floor. Double glazed French doors to the courtyard.

Outside

Private Courtyard

Fenced and enclosed paved courtyard. Courtesy gate to the side and rear.

Off Road Parking

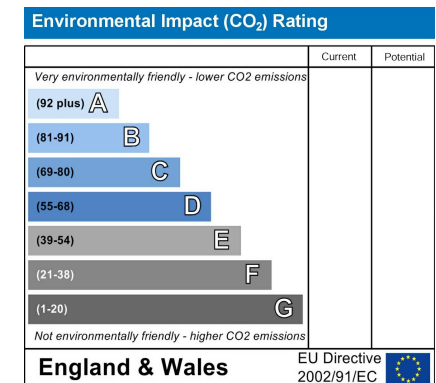
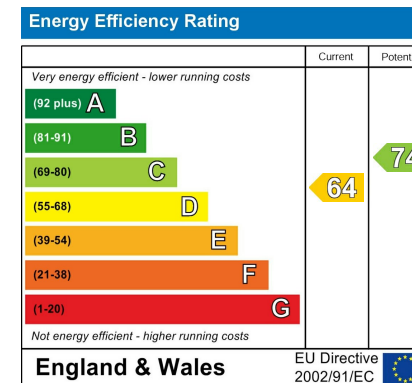
A parking space to the rear (accessed off Cambridge Road)

Tenure

The vendor has advised us that the property is Leasehold and that the ground rent is £15.

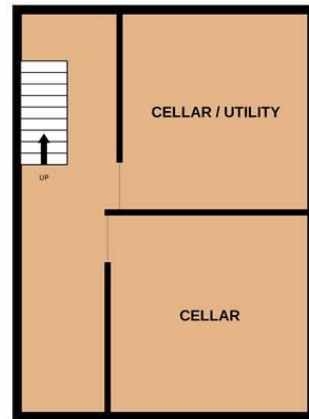
We believe that the council tax band is A.

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





BASEMENT



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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