



Humps for  
450 yards



## 3 Mulberry Drive, Macclesfield, SK10 2WT

A delightful, two double bedroom, first floor apartment forming part of a popular purpose built development that was finished circa 2003. This particular apartment has its own private entrance and is located within walking distance of Macclesfield Town Centre and excellent transport links. The property in brief comprises; private vestibule with stairs to the first floor, hallway, living/dining room with Juliette style balcony to the rear aspect allowing ample natural light to flood in, kitchen, two double bedrooms and bathroom fitted with a white suite. Externally there is residents and visitors parking and well tended communal grounds.

# £152,500

### 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 in a northerly direction along the Silk Road, turn right at Tesco's roundabout onto Hurdsfield Road. Turn left onto Queens Avenue and Mulberry Drive can then be found on the right hand side.

### Private Hallway

Inset mat. Stairs lead up to the apartment. Deep walk-in storage cupboard. Radiator.

### Bright And Airy Living/Dining Room

16'0 x 10'0

Dual aspect living room with double glazed window to the side aspect and double glazed French doors and a Juliette balcony to the rear aspect. Two radiators. Ceiling coving.

### Kitchen

10'0 x 7'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Stainless steel sink unit with mixer

tap and drainer. Wall mounted boiler. Space for a cooker, fridge/freezer and washing machine. Double glazed window to the front aspect.

### Bedroom One

13'0 x 8'5

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

### Bedroom Two

11'10 x 6'8

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

### Bathroom

Fitted with a white suite comprising; panelled bath with tiled surround and electric overhead shower, low level WC and pedestal wash hand basin. Radiator.

### Outside

### Residents and Visitors Parking

Residents and visitors parking.

### Communal Grounds

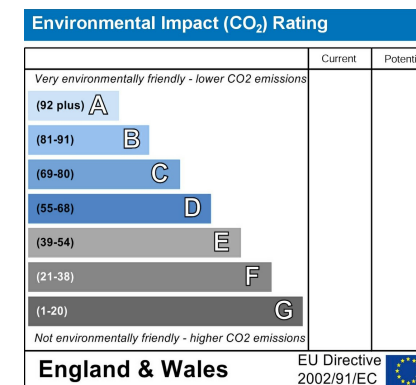
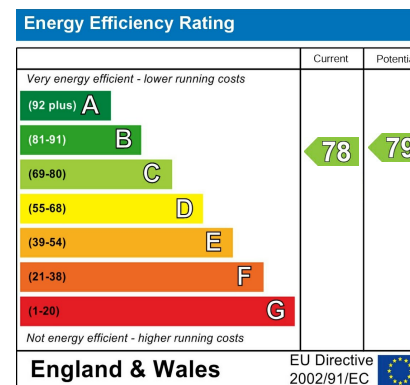
Well maintained communal gardens which are laid mainly to lawn.

### Tenure

The vendor has advised us that the property is Leasehold. The lease term is 173 years from 28 January 2019 and the service charge £76 per month.

The vendor has also advised us that the property is council tax band B.

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





## 1ST FLOOR



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