



71 Home Farm Avenue, Macclesfield, SK10 3QW

**** NO ONWARD CHAIN **** Forming part of an attractive building enjoying a favourable position within this select development located within close proximity to excellent primary and secondary schools such as Whirley and Fallibroome as well as Macclesfield Leisure Centre and public transport links. This first floor apartment offers spacious accommodation throughout and in brief comprises; communal hallway, private vestibule, private entrance hallway, bright and airy living/dining room with sliding patio doors and a Juliette balcony to the front aspect, breakfast kitchen, two double bedrooms and bathroom. The property also benefits from gas central heating via a Worcester boiler and double glazed windows. Externally, there is residents and visitors parking.

£180,000

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 Victoria Road, passing Macclesfield General Hospital on your left hand side. Take the fifth turning on the right hand

side onto Home Farm Avenue and the apartment block can be found at the end of the cul-de-sac.

Communal Hallway

Stairs to all floors.

Entrance Vestibule

Built in cloaks cupboard. Ceiling coving.

Private Hallway

Useful storage cupboards. Intercom system. Radiator.

Living/Dining Room

16'3 x 10'5

Bright and airy living/dining room with double glazed sliding patio doors and a Juliette balcony to the front aspect. Radiator.

Breakfast Kitchen

12'4 x 7'5

Fitted kitchen with a range of base and wall mounted units with work surfaces over and tiled returns. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over and oven below.

Integrated fridge/freezer with matching cupboard fronts. Space for washing machine. Tiled flooring. Cupboard housing Worcester boiler. Space for a small table and chairs. Radiator.

Bedroom One

12'8 x 10'3

Double bedroom fitted with a range of wardrobes and over bed storage. Double glazed window to the front aspect. Ceiling coving. Radiator.

Bedroom Two

11'3 x 10'0

Double bedroom fitted with a range of wardrobes and over bed storage. Double glazed window to the rear aspect. Ceiling coving. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over, push button low level WC and wash hand basin. Part tiled walls and tiled floor. Built in airing cupboard. Chrome ladder style radiator. Double glazed window to the rear aspect.

Outside

Residents parking

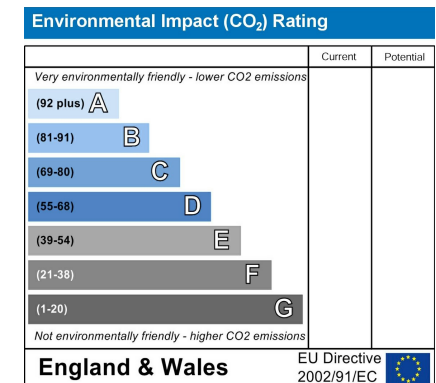
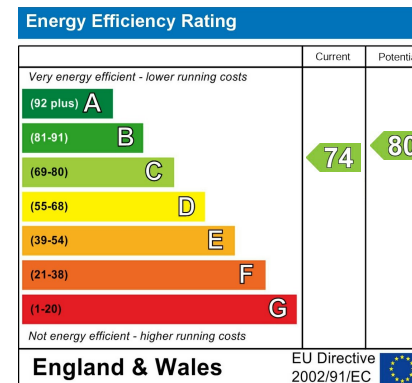
To the side of the building there is residents parking.

Tenure

We are advised by our vendor that the property is Leasehold with a lease term of 125 years from 1 January 1991. The management fee is £400 per quarter and the ground rent is £75 per annum.

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.





GROUND FLOOR



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