



jordan fishwick

FLAT 3, 92 MILL LANE, MACCLESFIELD, SK11 7NR

£85,000

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**** NO ONWARD CHAIN **** A two bedroom second floor apartment offering good accommodation to suit a range of purchasers, particularly first time buyers and buy to let investors. Conveniently located, situated only a short walk from the town centre and all local amenities. In brief the accommodation comprises; communal entrance hallway with stairs to the first floor, private entrance with stairs to the apartment, lounge, kitchen, two bedrooms and a shower room. The property is warmed via gas central heating and further complemented by way of hardwood double glazing. Paved communal yard to the rear. Internal viewing recommended.

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

Leave Macclesfield in a southerly direction to the end of the Silk Road, continue through the traffic lights onto Mill Lane where the property will be found on the left hand side just before the road bears left for Old Mill Lane.

Communal Entrance

Stairs to first floor. Door to outdoor communal area.

Private Entrance

Private staircase to the apartment.

Entrance Hall

Wood laminate floor. Loft access. Radiator.

Living Room 11'10 x 10'3 (3.61m x 3.12m)

Double glazed hardwood window to the rear. Exposed ceiling beam. Double radiator.

Kitchen 12'5 x 5'7 (3.78m x 1.70m)

Fitted with a range of base and wall mounted units with work surfaces over and tiled splash back. Inset single drainer stainless steel sink unit with mixer tap, built in oven with four ring gas hob and extractor hood over, plumbing and recess for a washing machine. Cupboard housing the combination boiler. Wood laminate floor. Exposed ceiling beam. Double glazed hardwood window to the rear. Double radiator.

Bedroom One 11'7 x 9'10 max (3.53m x 3.00m max)

Double glazed hardwood window to the front. Exposed ceiling beam. Double radiator.

Bedroom Two 12'2 x 7'8 (3.71m x 2.34m)

Double glazed hardwood window to the front. Exposed ceiling beam. Double radiator.

Shower Room

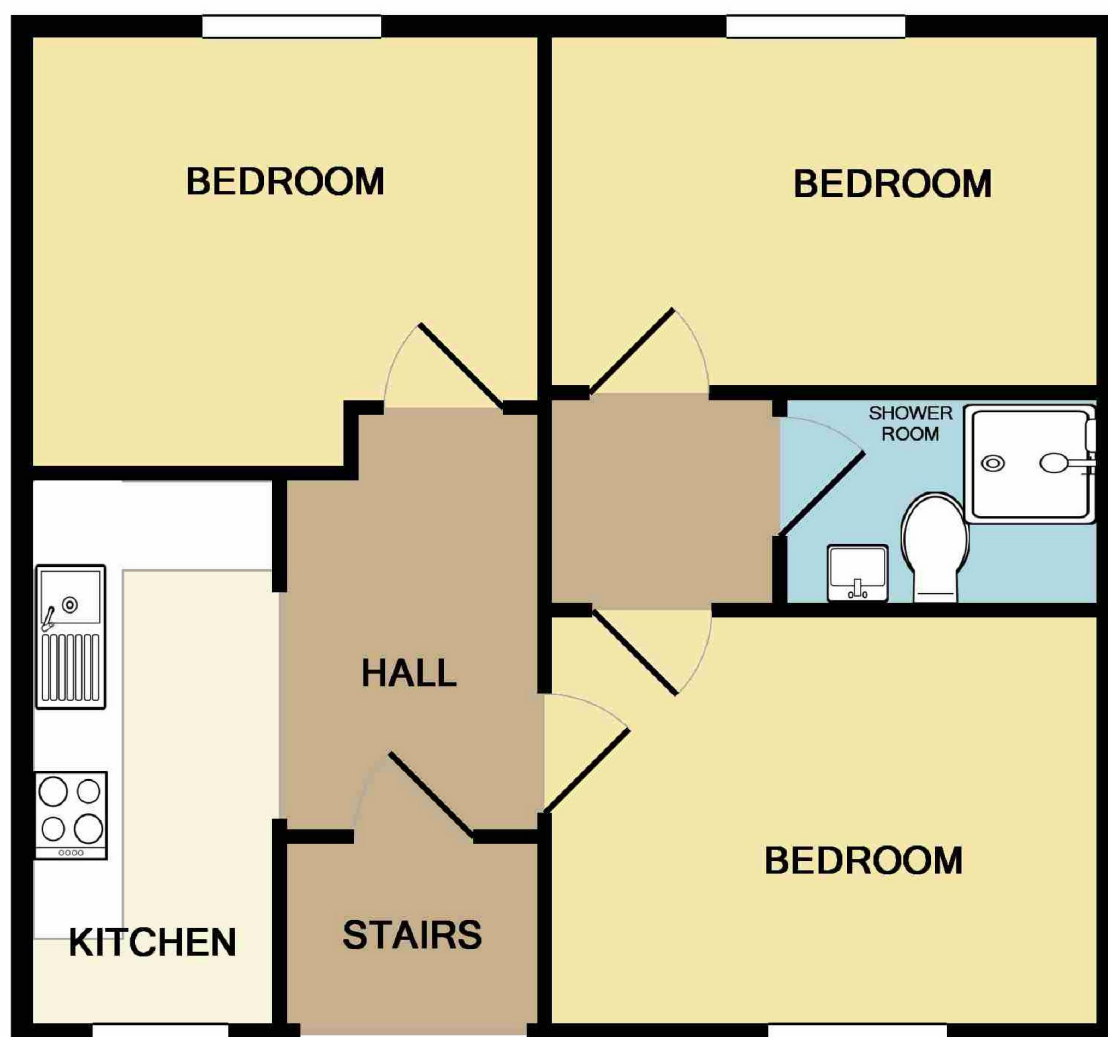
Fitted with a walk in shower cubicle. Low level W.C and pedestal wash basin. Tiled walls. Laminate floor. Radiator

Communal Yard

To the rear is a paved communal yard.



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Measurements are approximate. Not to scale. Illustrative purposes only
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