



Pavilion Way, Macclesfield, SK10 3GZ.  
£175,000

Whittaker & Biggs Est. 1930



## 14 Balmoral House, Pavilion Way, Macclesfield

The locality within which Balmoral House is set is bound to be a major attraction being surrounded by lush communal gardens in the highly sought after Victoria Road area of Macclesfield. The handy ground floor position of this two double bedroom apartment will appeal to those purchasers looking for convenience - the property is also serviced by two parking spaces. The beautifully presented accommodation within briefly comprises; communal hallway, spacious private entrance hallway, large living room with an open-plan re-fitted kitchen with integral appliances, two generous double bedrooms ( the master having a re-fitted en-suite shower room) and a pristine re-fitted bathroom suite. An updated heating system has also been installed within the apartment. This stunning property is being offered for sale with no onward chain - viewing essential.



## ACCOMMODATION

### Communal Entrance Hall

Security phone, inner doorway.

### Private Entrance Hall

A good sized L shaped hall with security entrance phone, built in cloaks cupboard, airing cupboard, high gloss laminate floor and Oil filled electric radiator.

**Living/Dining Room** 14' 8" x 13' 3" maximum measurements given (4.48m x 4.04m)

Double glazed window to the front elevation with deep display sill, two oil filled electric radiators, tv aerial point, high gloss laminate flooring. Open plan to kitchen.

**Kitchen** 8' 2" x 7' 7" (2.49m x 2.31m)

Re-fitted high gloss units to base and eye level with LED underlighting, integral hob and electric oven with contemporary style extractor over, integral frost-free fridge/freezer, integral slimline dishwasher, integral washer/dryer, one and a half sink unit with mixer tap.

**Bedroom One** 12' 10" x 10' 11" (3.92m x 3.32m)

Two double glazed windows to the side elevation with deep display sill, oil filled electric radiator, fitted mirror fronted wardrobes with matching drawer unit.

**Bedroom Two** 12' 9" x 8' 4" (3.89m x 2.54m)

Two double glazed windows to the side elevation, oil filled electric radiator.

### En-suite

Push button wc, pedestal wash basin, shower enclosure with mixer shower over, ladder towel radiator, tiled walls and floor, electric ladder radiator.

### Bathroom

White suite comprising of a paneled bath with shower attachment/mixer tap, wc, pedestal wash basin, panel bath, electric ladder radiator, tiled walls and floor.

## Outside

Attractive communal gardens with lawn and specimen trees. Two allocated parking spaces.

Note:

Council Tax Band: C

EPC Rating: C

Tenure: Leasehold







Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

From our office turn left opposite the train station, turn left under the railway bridge onto the Silk Road. At the large roundabout turn left onto Hibel Road. Proceed through the traffic lights and take the second exit at the roundabout. At the Sainsbury's roundabout turn left and at the next roundabout turn right. At the mini roundabout bear left onto Victoria Road. Pass the entrance to the hospital and then a little further on turn left into Pavilion Way. Turn right and follow the road along parallel with Victoria Road and round the bend at the top. Balmoral house is located on the left.

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