



Linden Court, Macclesfield, SK10 3AY.
£125,000

Whittaker
& Biggs Est. 1930

26 Linden Court, Macclesfield

A well presented two bedroomed second floor apartment situated in a quiet residential area close to Bollin Valley. The accommodation is comprised of a spacious living room, bathroom, dining and kitchen area being equipped with a good range of units, an electric hob/oven and extractor hood. There are two bedrooms, one being a good sized double room. Throughout the property there are electric heaters and double glazed UPVC windows. On the ground floor there is a secure communal entrance, car parking and well maintained garden areas surrounding the apartments. The property benefits from open views over the surrounding grounds and a good amount of storage space throughout the property.



ACCOMMODATION

Entrance

Communal entrance hall with audio entry system.
Private entrance hall with storage cupboard. The hall also leads through to the lounge, bedrooms and bathroom.

Lounge 17' 3" x 10' 4" (5.26m x 3.16m)

Open plan through to the dining area with a large double glazed window to front, electric radiator, built in storage cupboards/wardrobe space.

Kitchen 10' 7" x 6' 1" (3.23m x 1.85m)

Fitted with a range of wall, base and drawer units, contrasting work surfaces and a single drainer sink unit, electric oven gas hob, extractor, plumbing point for a washing machine, tiled splash backs, tiled flooring, double glazed window.

Dining area 7' 1" x 6' 5" (2.15m x 1.95m)

Electric radiator, built in storage cupboards.

Bedroom One 10' 6" x 8' 11" (3.21m x 2.71m)

Large double glazed window, electric radiator.

Bedroom Two 9' 3" x 7' 2" (2.83m x 2.19m)

Double glazed window, electric radiator, storage cupboard.

Bathroom

Panel bath, shower over, WC and wash hand basin.

Outside

Resident parking and communal lawned areas.

Note:

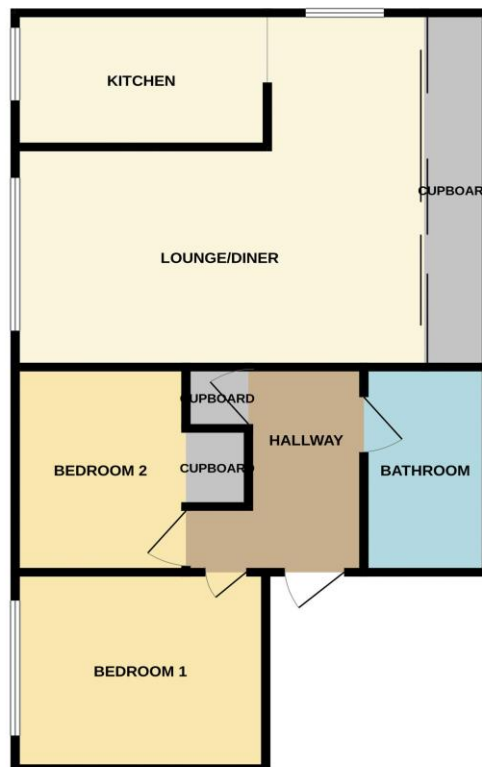
Council Tax Band: A

EPC Rating: F

Tenure: believed to be Leasehold



595 sq.ft. (55.3 sq.m.) approx.



TOTAL FLOOR AREA: 595 sq.ft. (55.3 sq.m.) approx.
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, left again under the railway bridge onto the Silk Road. At the Tesco roundabout turn left onto Hibel Road, through the traffic lights and right at the first roundabout. At the 'Sainsbury's' roundabout turn right onto Westminster Road. Continue along this road then go right into Abbey Road where Linden court can be found on the left.

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