



Linden Court, Macclesfield, SK10 3AY
£120,000

Whittaker
& Biggs Est. 1930

Linden Court, Macclesfield

A well-presented one bedroom, second floor flat located in a favoured area of Macclesfield. Comprising of a communal entrance hallway with secure post box, storage cupboard and electric meters. Stairs to upper floors.

The accommodation comprises of a private entrance hall, a large open plan lounge with panoramic double-glazed windows with views over the picturesque Bollin Valley and beyond. A dining area, lots of fitted storage, a modern refitted kitchen, a double bedroom and a bathroom with white three-piece suite.

The property has double glazed windows throughout and is warmed by underfloor heating. Externally, there are maintained communal lawned areas, plus resident parking. The location of Linden Court is popular for its ideal location near to the local shops, Bollin valley walks and nearby Park.

Suited ideally to a first-time buyer or indeed an investor, or those seeking a low maintenance property. No ongoing chain.



Accommodation

Communal double-glazed door leading into the communal entrance area with post-boxes, storage and stairs to upper floors. Security via a visitor intercom entry system.

Communal landing with access to waste disposal.

Private Entrance Hall 9' 3" x 4' 4" (2.83m x 1.31m)

With access to the bedroom, lounge and bathroom. Security intercom. Thermostat for underfloor heating. 3-way ceiling lights.

Lounge 10' 3" x 17' 3" (3.13m x 5.26m)

A spacious, open plan lounge and dining area. The lounge has large, double-glazed windows with views over the Bollin valley and beyond, wall mounted touch/phone operated radiant heater, built in storage cupboards comprising hanging rails and shelving space, under floor heating with room stat. Ample power points with tv and Wi-Fi terminals. 3-way ceiling lights

Dining area 6' 1" x 6' 4" (1.86m x 1.93m)

Double glazed window to the side, a further built in cupboard and a continuation of the under-floor heating. Matching 3-way ceiling lights. Glazed Door to kitchen.

Kitchen 6' 1" x 10' 11" (1.86m x 3.33m)

Recently fitted new modern eye level wall and base units and worktops. Stainless steel sink unit with mixer tap, electric points and space for a cooker, space for under counter fridge and freezer, plumbing for washing machine, under floor heating with room stat, double glazed window to rear.

Bedroom 9' 3" x 10' 6" (2.83m x 3.20m)

Double bedroom with a full-length double-glazed window, under floor heating with room stat, 3-way light fitting

Bathroom 9' 3" x 4' 4" (2.83m x 1.31m)

Panel bath, mixer tap and a handheld shower head over, plus a wall mounted shower head, Concealed cistern WC with wall mounted flush and vanity wash hand basin, part tiled walls.

Externally

Maintained communal lawned garden areas and private resident parking.

Local Authority: Cheshire East

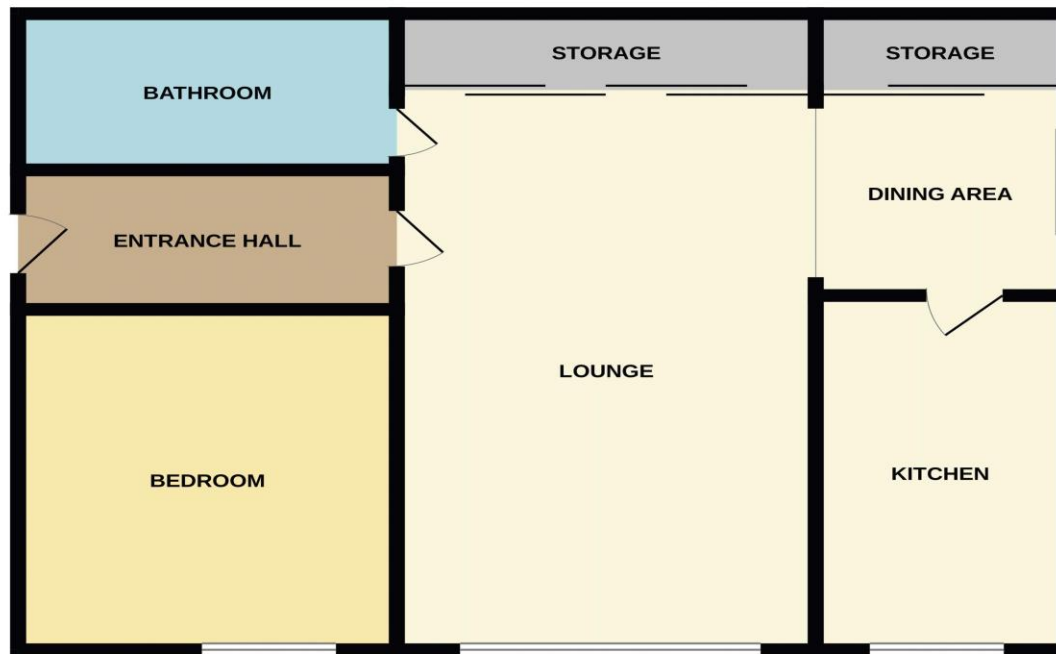
Council Tax Band: A

Tenure: Leasehold on a 999-year lease from 1982

Monthly service charge: £96 per month



503 sq.ft. (46.8 sq.m.) approx.



TOTAL FLOOR AREA : 503 sq.ft. (46.8 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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