

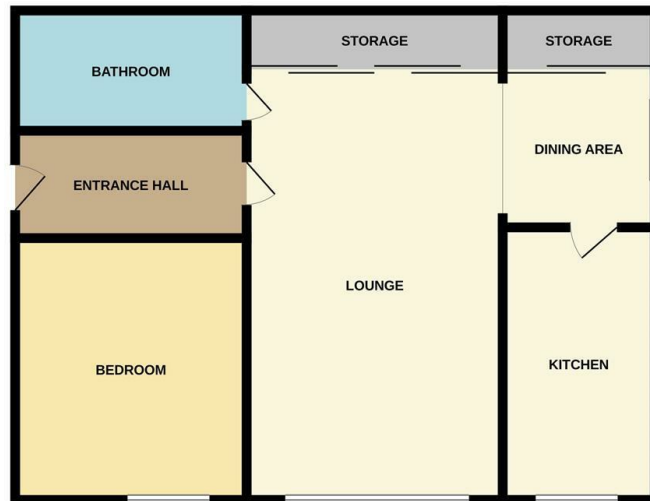


9 Linden Court, Macclesfield, Cheshire, SK10 3AY

Asking Price £120,000

- One bedroom second floor flat
- Large open plan lounge
- A dining area, lots of fitted storage and a modern refitted kitchen
- Double bedroom and a bathroom with white three-piece suite
- Double glazed windows throughout and is warmed by underfloor heating
- Viewing recommended

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 herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.

Viewings

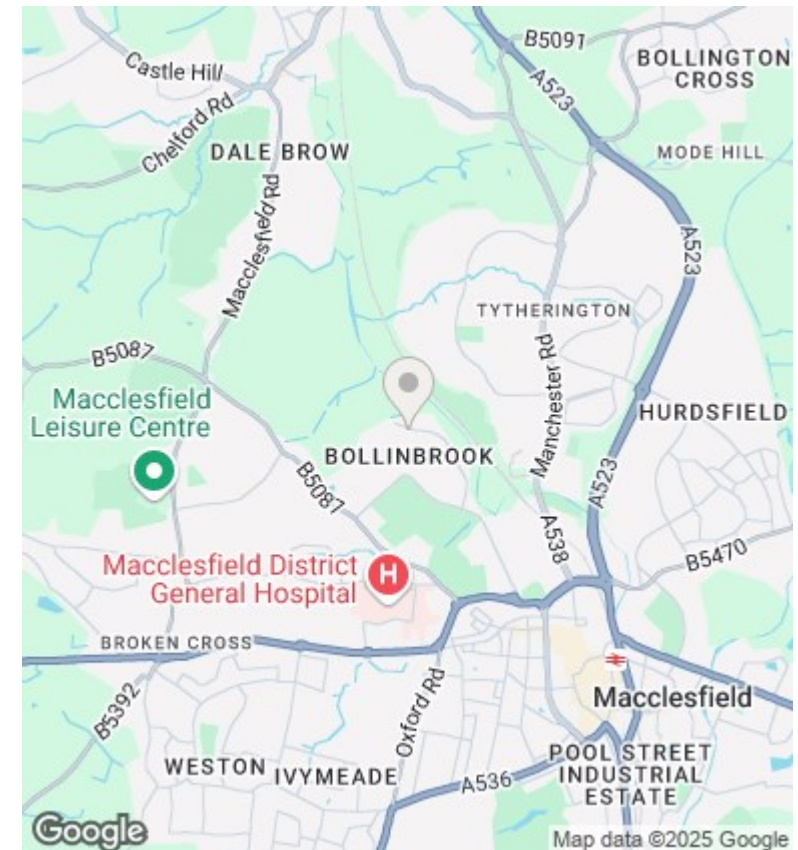
Viewings by arrangement only. Call 01625 430044 to make an appointment.

Council Tax Band

A

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC