

****NO ONWARD CHAIN****

**A ONE BEDROOM APARTMENT IN A FANTASTIC LOCATION OVERLOOKING
PARKLAND AND CONVENIENT FOR THE TOWN CENTRE AND RAILWAY
STATION**



12 LIME GROVE, MACCLESFIELD, CHESHIRE SK10 1LY

£135,000

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Offered chain free, this first floor apartment is in an ideal location for Macclesfield town centre and just a short walk to the railway station which has excellent transport links to Stockport and Manchester.

In an enviable position with views over Victoria Park which is opposite and provides easy access towards Buxton and the Peak District as well as being a short walk to Macclesfield canal.

The property features a communal entrance, hallway with large storage cupboard, lounge, kitchen, double bedroom and bathroom. Communal gardens.

Within a short walking distance is Buxton Road where there have been a number of new businesses opening recently, with the addition of independent café's and bakeries within a small row of shops just minutes from the property.

Lime Grove is situated a short distance from Macclesfield town centre with the wide range of local shops, bars and restaurants that the town has to offer.

There is electric heating, double glazing, and in detail the accommodation comprises:-

ENTRANCE HALL Deep built in storage/airing cupboard with hot water cylinder. Door video intercom.

LIVING ROOM 13'5" x 11'2" (4.09m x 3.40m) Electric heater.

KITCHEN 11'2" x 8'11" (3.41m x 2.72m) With modern units to floor and wall incorporating stainless steel sink, electric hob with extractor hood, electric oven. Plumbing for washing machine and space for Fridge/freezer. Breakfast bar. Electric heater.

BEDROOM 11'3" x 11'2" (3.44m x 3.40m) Electric heater

BATHROOM/WC Modern white suite comprising panelled bath with electric shower, pedestal washbasin and low level W.C.

EXTERNAL STORE

SERVICES: Mains electricity, water and drainage are connected.

COUNCIL TAX : Band 'A'

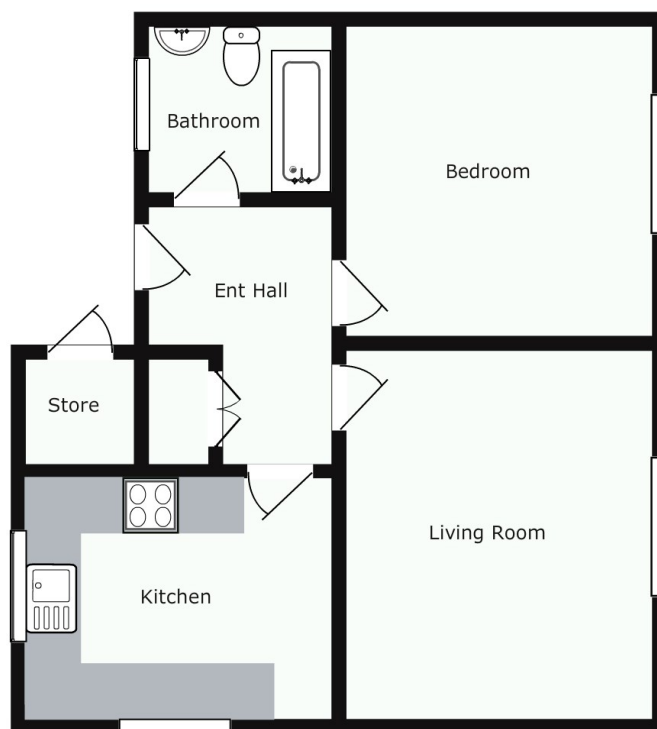
PRICE: £135,000 *CHAIN FREE*

VIEWING: By appointment with the AGENTS Michael Hart & Company 01625 575578.

DIRECTIONS: From the traffic lights on the A523 Silk Road by the railway station, travel up the A527 Buxton Road for a quarter of a mile. Turn left onto Fence Avenue and then right onto Lime Grove where the property will be found on the left hand side.

ENERGY RATING: 'E'

FLOOR PLAN:



SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

Please take note of these points

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.

