

A SPACIOUS TWO BEDROOM SECOND FLOOR APARTMENT
IN A POPULAR AND SOUGHT AFTER LOCATION
WITHIN WALKING DISTANCE OF LOCAL AMENITIES
AND MACCLESFIELD TOWN CENTRE



10 BADGER HOUSE, BADGER ROAD, MACCLESFIELD,
CHESHIRE SK10 2SS

£175,000

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An attractive and spacious two double bed roomed apartment which is well presented throughout. Floor to ceiling windows to the large living room which floods this space with natural light and makes the most of the views over the residents gardens. The kitchen is well equipped, with an electric oven, hob and space for fridge, freezer as well as plumbing for a washing machine.

There are two double bedrooms with the larger of the two benefitting from a storage cupboard which can be accessed through a door from the bedroom or from the hallway. This flexible space could be used for a number of things including walk in wardrobe, storage or even an office space for those working from home. The bathroom, which is fully tiled has a bathtub and electric shower.

Externally, the residents of Badger House benefit from underground parking, which can be accessed via the lift. There is also visitor parking available, as well as beautifully maintained gardens which surround the building.

Badger House is conveniently located close to Macclesfield town centre and Tytherington. Local amenities such as shops, public houses and Tytherington Golf and Leisure Club are a short walk away.

The nearby town of Macclesfield provides an extensive range of shopping and entertainment facilities and the main line railway station provides direct connections to Manchester and London. The M56 and M60 Motorways and Manchester International Airport are all within a radius of 12 miles.

The accommodation has double glazing throughout and comprises in more detail:

GROUND FLOOR

COMMUNAL ENTRANCE HALL	Intercom entry system. Lift and stairs to all floors.
ENTRANCE HALL	Large walk in storage cupboard. Additional storage cupboard. Electric heater. Laminate flooring.
LIVING ROOM	21'0" x 10'6" (6.43m x 3.24m) Large full length windows to the side. 2 electric heaters. Intercom system.
KITCHEN	11'8" x 5'2" (3.60m x 1.59m) Units to floor and wall incorporating stainless steel sink, electric hob with extractor hood. Electric oven. Space for fridge freezer and plumbing for washing machine.
BEDROOM NO.1	14'1" x 9'0" (4.32m x 2.75m) Electric heater. Door through to large walk in storage cupboard.
BEDROOM NO.2	11'8" x 6'8" (3.60m x 2.10m) Electric heater.
BATHROOM	Fitted with 3 piece suite comprising bath tub with electric shower, pedestal washbasin, low level W.C. Extractor fan. Airing cupboard. Fully tiled.

OUTSIDE: Car park for residents with visitor parking spaces. Communal garden areas.

SERVICES: Mains services of electricity, water and drainage are connected.

TENURE: The property is held on a 999 year leasehold basis with 950 years remaining. Ground Rent and Service Charge are paid twice a year (May and November) which is £636.00 (£1,272.00 per annum)

COUNCIL TAX: BAND 'B'

PRICE: **£175,000**

VIEWINGS: By appointment with the AGENTS Michael Hart & Company.

ENERGY RATING: 'TBC'

DIRECTIONS: From Macclesfield Train station, go under the railway bridge, through the traffic lights taking the left along the Silk Road. At the roundabout take 1st exit onto Hibel Road. At the traffic lights, turn right into Beech Lane heading towards Tytherington. Badger Road is on the right hand side after Tytherington High School and the property is on the right hand side.

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.

