



**GASCOIGNE  
HALMAN**

9 SILK MILL. MILL ROAD, MACCLESFIELD

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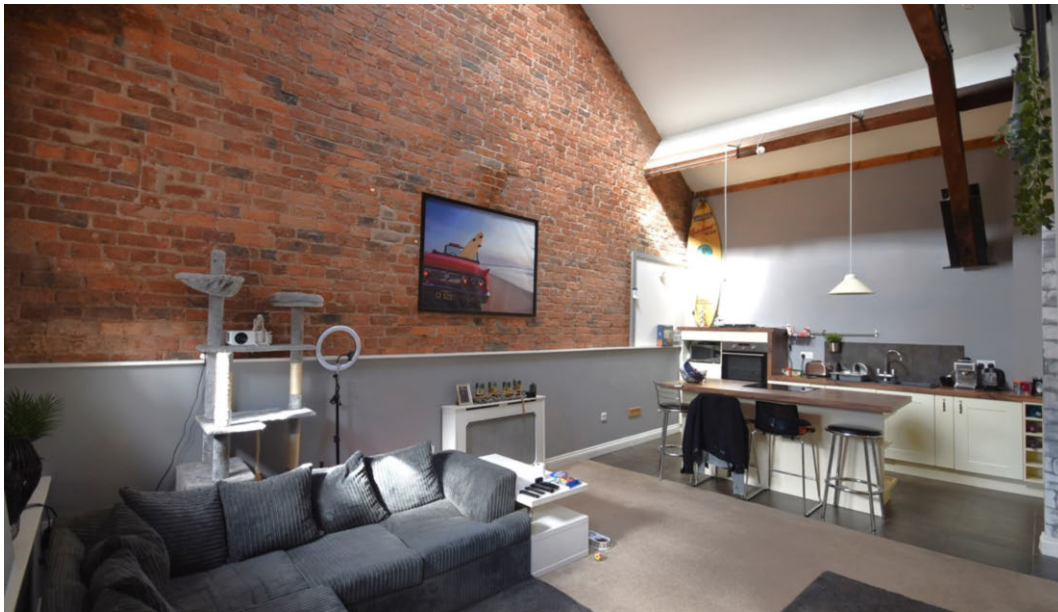
THE AREAS LEADING ESTATE AGENT

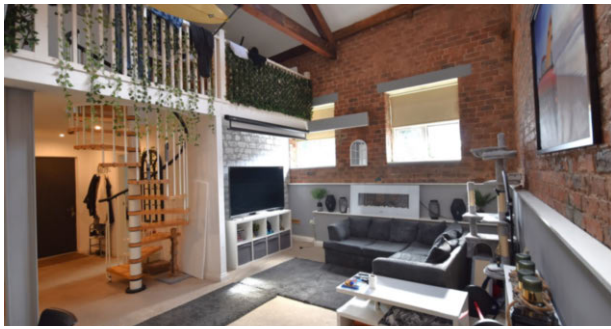


## 9 SILK MILL. MILL ROAD, MACCLESFIELD

**Asking Price £160,000**

A fabulous opportunity to purchase a ground floor duplex apartment in this lovely converted mill. The apartment has many wonderful features with high 18ft vaulted ceilings, exposed brick walls, parking and being situated close to the Town Centre.





Located in an excellent position just a short stroll from the town centre and the train station, the Silk Mill is a character development of apartments converted some time in the 1990's. The apartments benefit from private parking to the rear.

A fabulous Two bedroom duplex apartment which forms part of an appealing mill conversion. The property retains some charming features such as exposed beams, exposed brickwork and fabulous 18' height vaulted ceilings. The property is warmed by electric heating and is fully double glazed.

The layout comprises of a communal entrance hall, a fabulous open plan lounge, dining/kitchen. The kitchen is attractively fitted in a range of cream fronted units with a large central island unit and ample room for comfy seating. On this floor there is also a bedroom, a large walk-in store housing the water tank and the main family bathroom with a bath and a separate walk-in shower.

There is a spiral staircase giving access to the first floor/mezzanine where there is a further bedroom (with limited head room) on the mezzanine level.

Outside there is a communal parking area.

#### **DIRECTIONS**

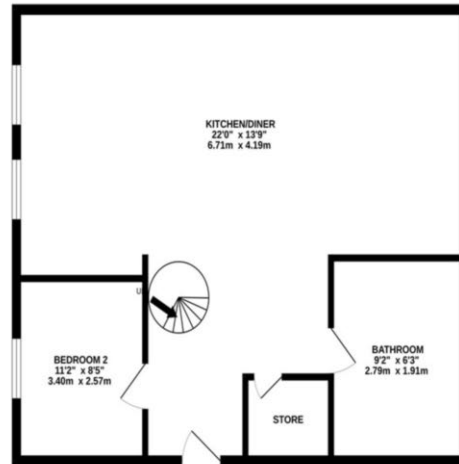
Leaving Macclesfield along the Silk Road in a southerly direction, continue through the traffic lights into Mill Lane, which runs into Cross Street and after passing Mill Road on the right, turn next right into Half Street. Turn first right into the car park of the Silk Mill where the communal entrance will be seen as the left hand entrance. POSTCODE : SK11 6TE

#### **LOCATION**

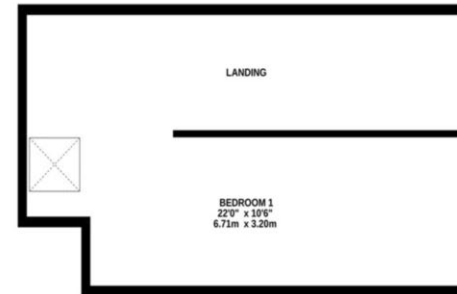
Macclesfield is a thriving market town that provides a comprehensive range of shops, varied social and recreational amenities and good schools for children of all ages. For the commuter, Manchester International Airport and its connection with the North West motorway network are approximately thirty minutes away by car and the railway station in Macclesfield provides fast and frequent Intercity and commuter links with Manchester, London and the surrounding business centres.

#### **EPC RATING D COUNCIL TAX BAND B**

GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



1ST FLOOR  
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1167 sq.ft. (108.4 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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**MACCLESFIELD OFFICE**

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