



**GASCOIGNE
HALMAN**

SWISS COTTAGE, BOLLINBROOK ROAD,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

£229,000

A extremely spacious two double bedroom, one single first floor flat with a kitchen, lounge/dining room and a refitted shower room.

Garage, communal parking and lovely communal gardens.

Great location.

A particularly roomy TWO double, ONE single bedroom first floor flat positioned in well-tended communal grounds with a garage and communal parking. The property is situated in a sought after location in Macclesfield being within walking distance of local shops and the town centre.

This has to be one of the largest apartments at this price for sale and really does offer spacious accommodation which comprises of a communal entrance hall with an entry phone system, a fabulous sized private entrance hall, a large lounge/dining room being extremely light and airy with a large window overlooking the front aspect.

There is a good sized kitchen which is attractively fitted in a matching range of units and having integrated appliances and ample room for a kitchen table.

There are two good sized double bedrooms and one single bedroom all of which enjoy the view over the lawned communal gardens to the rear. There is an attractively fitted shower room, refitted in the last few years, with tiled walls and floor, a vanity hand basin, a low level WC and a good sized shower cubicle and a heated towel rail.

The property benefits from having a private storage area, a

garage and communal parking.

Outside there are lovely communal gardens which are regularly tended to.

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.

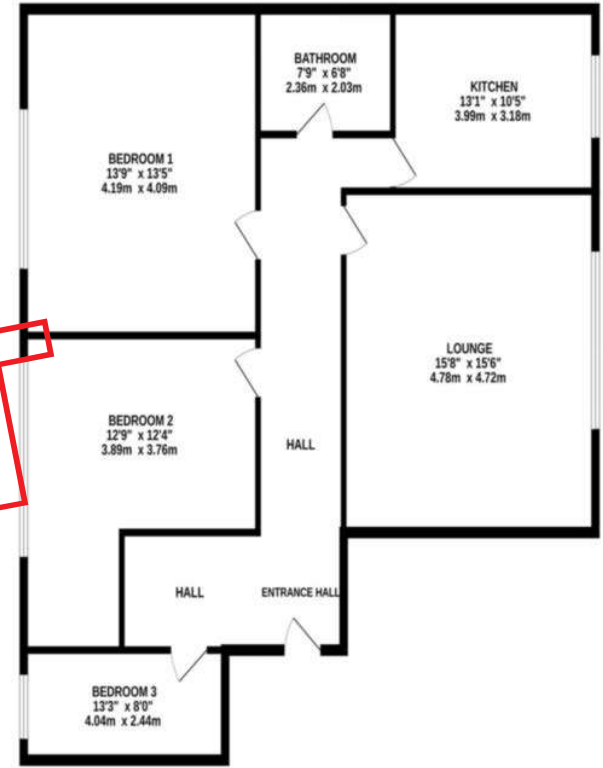
DIRECTIONS

Travel out of Macclesfield along Cumberland Street and after passing the roundabout with Sainsburys on your right, turn right at the next roundabout into Prestbury Road. Continue straight across the mini roundabout with Victoria Road and take the third turning on the right hand side into Bellinbrook Road. Swiss Cottage will be found just before the right hand bend on the left hand side.

EPC RATING C CHESHIRE EAST BAND B

We are informed by our client that the property is leasehold with a residue of 951 years and subject to a ground rent of £25 per annum. The service charge for the maintenance of all communal areas is currently levied at £2150 per annum. Prospective purchasers are advised to confirm these points with their solicitor

GROUND FLOOR
1282 sq.ft. (119.1 sq.m.) approx.



TOTAL FLOOR AREA: 1282 sq.ft. (119.1 sq.m.) approx.
Measurements are approximate. Not to scale. Available upon request.
Floor with kerage 12/24

MACCLESFIELD OFFICE

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