



**GASCOIGNE
HALMAN**

FLAT 1, 8 MOUNT PLEASANT, PRESTBURY ROAD,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| £179,950

Forming part of the ground floor of a stunning Grade 2 listed Victorian residence, this two bedroom ground floor apartment enjoys its own private access via the original front door, communal gardens and parking. The property retains some lovely attractive features and is situated in one of the areas best locations.

In brief the accommodation comprises of an entrance hall, access to the second bedroom, a great sized lounge and dining room with original bay window and shutters to the front aspect, stripped pine flooring and access through into the inner hall off which there is a breakfast kitchen which is attractively fitted in a matching range of maple units with a breakfast bar and a sash window to the side aspect.

The master bedroom is of a good proportion and has a window to the side aspect. The main bathroom is attractively fitted in a three piece suite with a shower over the bath, part tiled walls and tiled floor.

Throughout the property there are fabulous high ceilings and period features.

Outside to the rear there is off road parking and communal gardens.

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.

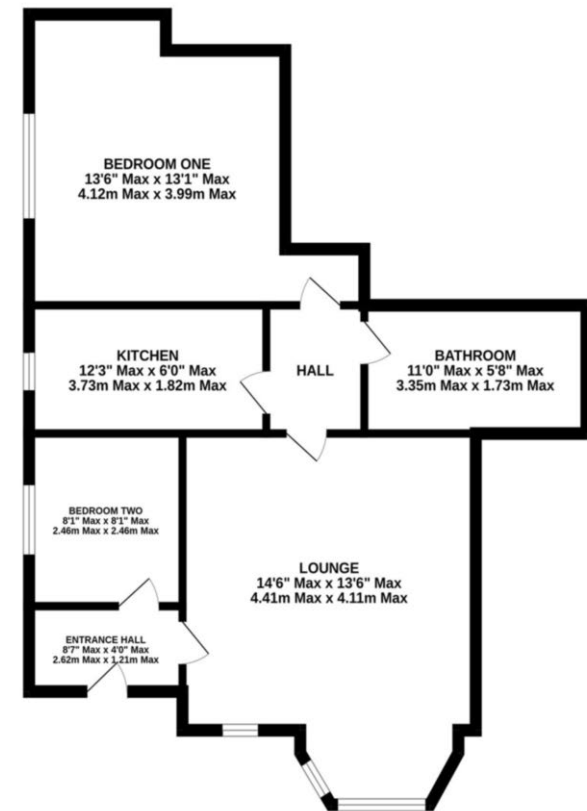
DIRECTIONS

Leaving Macclesfield along Cumberland Street continue past Sainsburys on the right and at the next roundabout take the third exit into Prestbury Road. Continue straight across the mini roundabout and after passing Westfields Avenue, before reaching Sylvan Court, Mount Pleasant will be seen on the right.
POSTCODE : SK10 3BZ

EPC RATING D CHESHIRE EAST BAND B

We are informed by our client that the property is leasehold with a residue of 826 years and subject to a ground rent of £5 per annum. The service charge for the maintenance of all communal areas is currently levied at £720 per annum. Prospective purchasers are advised to confirm these points with their solicitor

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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