

**GASCOIGNE
HALMAN**

28 LINDEN COURT, LINDEN COURT, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| OFFERS OVER 130,000

A beautifully refurbished two bedroom third floor flat situated in a convenient location. Ready to move into with newly fitted, kitchen, bathroom, and new flooring throughout.

Property details

- Newly Refurbished Two Bedroom Flat
- Sought After Location In Macclesfield
- Light And Airy Accommodation Throughout
- Beautifully Refitted Kitchen And Bathroom
- Lovely Views From The Lounge Window
- Communal Gardens And Parking

A beautifully refurbished third floor, two bedroomed third floor flat, offered for sale with no chain and available for immediate occupation. This flat is lovely bright and airy throughout and being re carpeted, newly fitted kitchen, bathroom and redecorated. Communal entrance hall with the stairs to all floors, private entrance hall, lounge a lovely bright room with a large window to the front aspect and fabulous views, further window to the side, there is an electric storage heater, this is a high heat retention heater.

The kitchen is access off the lounge and being beautifully refitted in a matching range of white front units, these electric oven, ceramic hob with an extractor hood over, breakfast bar seating, space for a freestanding freezer, electric storage heater this is a high heat retention heater and window to the side.

The master bedroom again having a lovely fully length window, airing cupboard and a storage heater. Bedroom two, has a window to the side, electric heater and built in wardrobe. The

bathroom has been attractively refitted in a three piece white suite with a shower over the bath, wall mounted electric heater. Outside communal gardens and a parking space.

DIRECTIONS

Postcode For Sat Nav: SK10 3AY

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.

TENURE

We are informed by our client that the property is leasehold with a residue of 957 years. The service charge for the maintenance of all communal areas is currently levied at £1100 per annum. Prospective purchasers are advised to confirm these points with their solicitor

EPC

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LOCAL AUTHORITY

Cheshire East Band A

MACCLESFIELD OFFICE

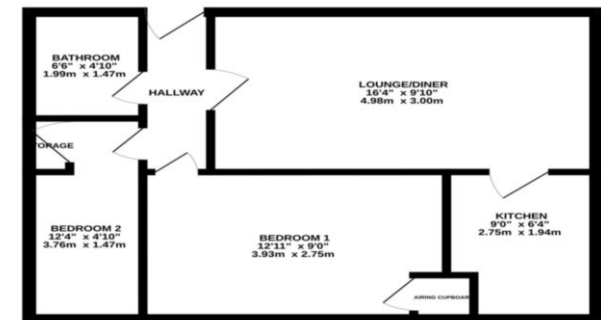
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GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA - 453 sq.ft. (42.1 sq.m.) approx.
Measurements are approximate. See for details. Dimensions proposed only.
Not to scale.

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