



**GASCOIGNE
HALMAN**

26 SILK MILL, SILK MILL, MILL ROAD, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 135,000.00

A fabulous, spacious one bedroom duplex apartment enjoying a top floor position in this lovely converted Grade 2 listed mill. Loads of great original features, parking space and being close to the Centre.

- A Fabulous Top Floor Apartment
- Extremely Spacious Open Plan Accommodation
- Fabulous Period Features With Exposed Brick Walls
- Fantastic Original Floors And Beams
- Great Location Close To The Centre Off Macclesfield
- Double Glazed And Newly Installed Electric Heaters

A stylish spacious one bedroom, top floor apartment. Forming part of this fabulous mill conversion of this grade two listed building. This fantastic apartment boasts some wonderful period features such as the original strip pine flooring, lovely exposed brick walls, vaulted ceilings with the original beams and having electric heating and double glazing. Situated on the top floor and being accessed by the original stone staircase, there is the entrance hall with hanging and storage, fabulous open plan lounge and dining room, three windows, lovely stripped pine flooring exposed beams. There is ample room for a large table, sofa and a desk. There is under stairs storage housing the pressurized hot water cylinder, this room then opens straight through into the kitchen. The kitchen having vaulted ceiling, tiled floor, a range of attractively fitted units with integrated appliances.

As you take the stair case off the main room, you get access to the main bedroom, good amounts of under eve storage, mezzanine area overlooking the main accommodation, Velux window and lovely exposed beams. The shower room is of a good size, recently refitted in a quality suite with a walk-in

shower, lower level WC with enclosed system, vanity wash hand basin, fabulous exposed brick wall with two windows to the rear.

Outside the property has its own parking.

DIRECTIONS

Postcode For Satnav: 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.

TENURE

We are informed by our client that the property is leasehold with a residue of 775 years and subject to a ground rent of 25.00. The service charge for the maintenance of all communal areas is currently levied at £1950.00 per annum. Prospective purchasers are advised to confirm these points with their solicitor

EPC

TBC

LOCAL AUTHORITY

Cheshire East Band B

MACCLESFIELD OFFICE

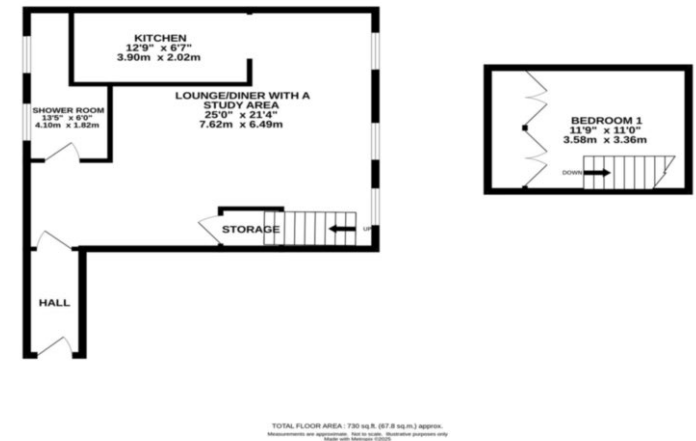
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GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



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