



**GASCOIGNE
HALMAN**

9 THE BARRACKS, CROMPTON ROAD,
MACCLESFIELD

THE AREAS LEADING ESTATE AGENT

| 225,000.00

Situated conveniently in Crompton Road Macclesfield, this lovely property is now available for sale. This charming Flat-style Apartment boasts a total of two bedrooms, one bathroom, and one reception room, offering a comfortable and spacious living environment with its own private entrance.

- A two double bedroom duplex apartment
- Own private front door, beautifully tucked away for privacy
- Two large double bedrooms and a beautifully refitted shower room
- Lovely entrance hall, impressive lounge and a beautifully fitted dining kitchen
- The property is offered for sale with no onwads chain

DESCRIPTION

This extremely well proportioned, two double bedroom duplex apartment really is special, with its own private entrance door, outdoor seating area and parking for two cars. Upon entering the apartment, you really do get a feel of the space throughout and the current owners have got this property in a beautiful condition, with a good quality newly fitted kitchen and a bathroom.

The property is warmed via gas fired central heating and in brief comprises the entrance hall with the stairs to the first floor, a cloaks cupboard and under stairs storage. There is a good sized lounge with high ceilings and a large window to the front aspect, making this room extremely light and large with ample space for comfy seating and dining.

On the first floor, the landing is well lit by a double glazed Velux window. There is a large bedroom to the rear and another large double bedroom to the front, both being beautifully light and of excellent proportions. The family bathroom has been recently refitted with a three piece suite, with a walk-in shower cubicle, low level WC and wash hand basin.

Outside, there is a small seating area and two parking spaces in the residents parking area to the front of the property.

DIRECTIONS

From Macclesfield:
Head north towards Fountain St
Turn right onto Fountain St
Fountain St turns right and becomes Hallefield Rd
Turn right onto Brook St
Turn left onto Sunderland St
Continue onto Park St/A536
At the roundabout, take the 1st exit and stay on Park St/A536, continue to follow A536
Turn right onto Crompton Rd
Your destination will be on your left.
Estimated travel time: 6mins

Postcode For Satnav: SK11 8HB

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

Leasehold

We are informed by our client that the property is leasehold with a residue of 125 years and subject to a ground rent of £120.00. The service charge for the maintenance of all communal areas is currently levied at £1040 per annum. Prospective purchasers are advised to confirm these points with their solicitor

EPC & COUNCIL TAX BAND

EPC: TBC

Council Tax Band: C

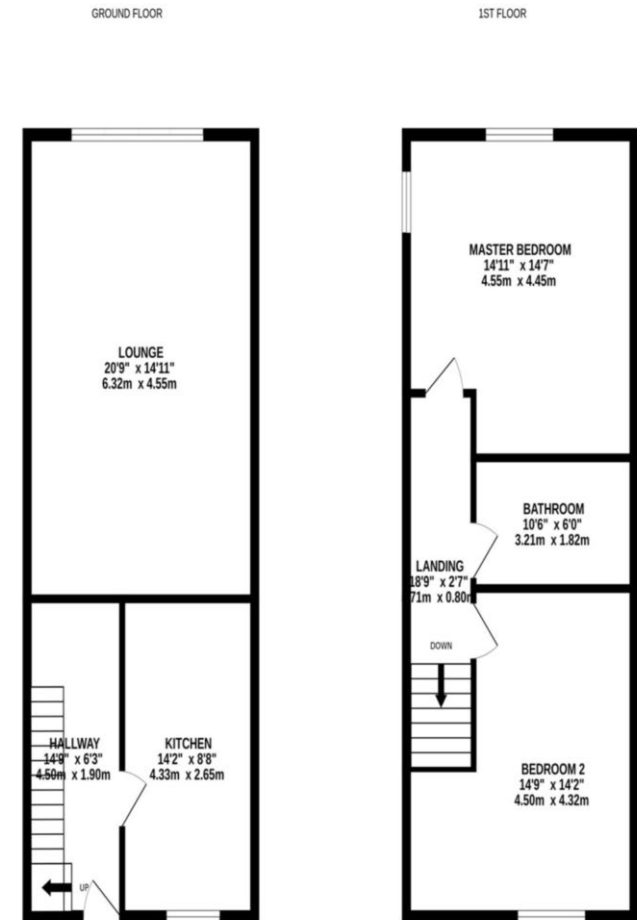
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