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**SALE**

# Rooftops

**Sales Letting & Management**



## Flat 2 92, Mill Lane, Macclesfield, SK11

No Chain

Ideal Location

Close To Local Amenities

Ideal Investment

Two Double Bedrooms

Energy Efficiency Rating C

**CLOSE TO THE TOWN CENTRE!!** This spacious two bedroom first floor apartment, is situated in a convenient location, easy walking distance to the town centre and the mainline train station. The property has well laid out accommodation and benefits from two double bedrooms. Comprising; communal entrance, stairs leading to the first floor, private entrance, good sized hallway, large lounge open plan to the dining room, fitted kitchen with integrated oven, hob, microwave, washing machine and fridge freezer. Master bedroom, second good sized bedroom, shower room with shower cubicle, WC and wash hand basin. GCH. DG. Energy Efficiency Rating C. Council Tax Band A.

Asking Price

**£110,000**

Sell with confidence, sell your property with **Rooftops**

### Hallway

5.44m (17' 10") x 1.16m (3' 10")

Wood effect flooring, ceiling light, radiator, power points.

### Lounge

3.71m (12' 2") x 4.10m (13' 5")

Double glazed window, continuation of the wooden flooring, central light, radiator, power points.

### Diner

3.39m (11' 1") x 3.08m (10' 1")

Double glazed window, continuation of the wooden flooring, central ceiling light, radiator, power points.

### Kitchen

4.76m (15' 7") x 3.08m (10' 1")

Double glazed window, continuation of the wooden flooring, central ceiling light, a range of wall and base units with mottled work surfaces over, integrated oven and hob, washing machine, fridge freezer, microwave, radiator, power points.

### Bedroom One

3.82m (12' 6") x 2.94m (9' 8")

Double glazed window, continuation of the wooden floor, central ceiling light, radiator, power points.

### Bedroom Two

3.00m (9' 10") x 2.94m (9' 8")

Double glazed window, continuation of the wooden flooring, central ceiling light, radiator, power points.

### Bathroom

2.41m (7' 11") x 1.86m (6' 1")

Vinyl flooring, walk in shower cubicle, wash hand basin, low level WC, radiator, central ceiling light.

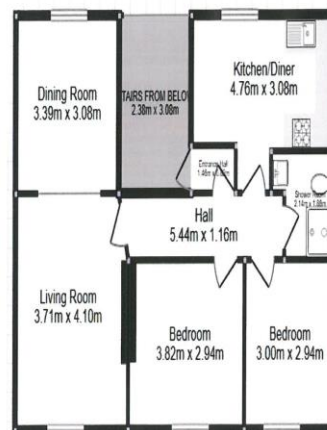
### Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

### Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burner's, gas and electrical equipment are in

### Floorplans



working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.