



4 The Bowmans Victoria Road, Macclesfield, SK10 3JA

£250,000

- An impressive ground floor apartment offers two generous double bedrooms and two stylish bathrooms
- A heated indoor swimming pool, a fitness centre with changing and shower facilities
- Double glazed windows and electric heaters throughout
- Direct access from the living room to a private patio area
- Single garage and allocated parking

4 The Bowmans Victoria Road, Macclesfield SK10 3JA

Set within an exclusive and beautifully maintained development, this impressive ground floor apartment offers two generous double bedrooms, two stylish bathrooms, and a single garage. With direct access from the living room to a private patio area, the property enjoys views over the delightful rear gardens, providing an ideal spot for relaxation.

Located in a desirable sylvan setting close to Macclesfield General Hospital and the picturesque West Park, "The Bowmans" is steeped in local history—so named because the grounds were once used by the renowned Macclesfield Archers. The development is thoughtfully designed around a central courtyard and features a variety of apartment styles set among extensive lawned communal gardens, framed by mature trees and landscaping.

Residents benefit from several luxurious amenities, including a heated indoor swimming pool, a fitness centre with changing and shower facilities, and beautifully tended grounds complete with a brick-built BBQ area, mature shrubs, and open lawns. Ample parking is available for both residents and visitors, and each apartment includes its own single garage.



Council Tax Band: D



Private entrance Hall

Welcoming entrance hall with space for coats and shoes. Equipped with a telephone entry system for added security and convenience. A cupboard enclosing a hot water tank and control switches, plus shelving for additional storage.

Living Room

16'7" x 14'3"

A beautifully presented living space featuring a coal-effect gas living flame fire, creating a warm and inviting atmosphere. Double glazed French doors open directly onto the patio, offering picturesque views over the communal gardens. Fitted with a storage heater.

Dining Area

9'0" x 8'5"

Generously sized dining area with a double glazed window overlooking the gardens. Includes a storage heater and a convenient serving hatch through to the kitchen.

Kitchen

8'5" x 6'5"

Well-equipped with a range of base and wall units, including a glazed display cabinet and LED kickboard lighting. Features a built-in four-ring electric induction hob with an electric oven below and a contemporary stainless steel and glass extractor hood above. Integrated fridge and freezer with matching fascia panels. Space and plumbing for a washing machine. Tiled flooring and a serving hatch through to the dining area enhance practicality.

Master Bedroom

14'2" x 11'0"

A spacious and well-appointed principal bedroom with ample room for a king-size bed and fitted wardrobes. Double glazed window and storage heater. Direct access to the en-suite shower room.

En-suite Shower Room

Stylishly fitted with a walk-in double shower, pedestal wash basin, low-level WC and vanity cupboards. Finished with contemporary tiled walls.

Bedroom 2

8'7" x 7'6"

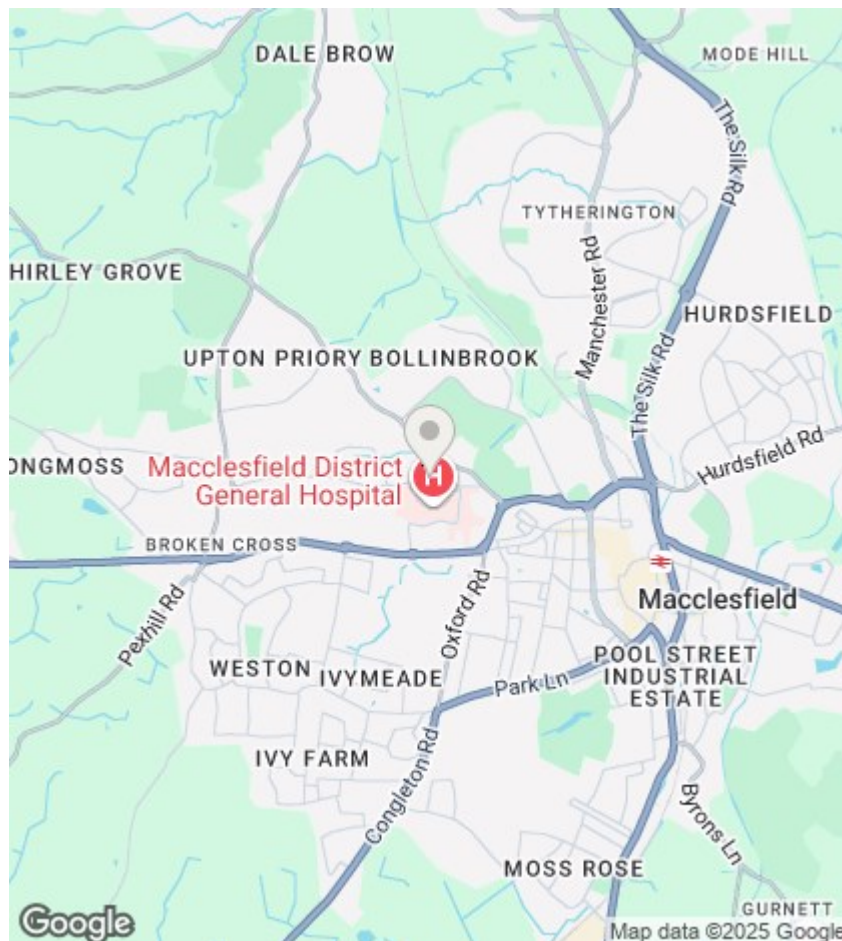
A good-sized second bedroom, ideal for guests or as a home office. Features a double glazed window, a wall-mounted heater and fitted wardrobes.

Bathroom

Smartly finished with a walk in shower, wash basin with a vanity unit beneath, and a WC with concealed cistern. Tiled walls and a full length mirrored cabinet and utility cupboard.

Externally

Beautifully maintained communal grounds with manicured lawns, mature trees, and well-established shrubs. Features a brick-built BBQ and winding pathways, offering a tranquil setting for residents to enjoy. Ample parking is available for both residents and visitors. The property also benefits from a private single garage with an up-and-over door.



Directions

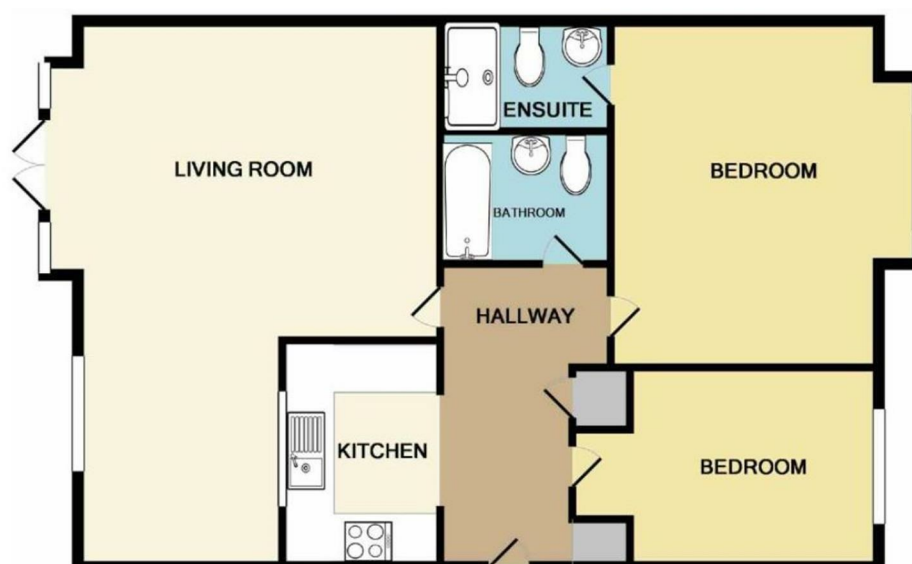
Viewings

Viewings by arrangement only. Call 01625 430044 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Measurements are approximate. Not to scale. Illustrative purposes only
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