





7 Hovis Mill, Union Road, Macclesfield, Cheshire SK11 7BF

Built in 1831 and the original home of Hovis, this former flour mill is one of the town's most iconic buildings. Today it is a unique development of apartments located within secure grounds adjoining the canal and Macclesfield that would be ideal for any first time buyer or buy-to-let investors.

This particular property is located on the ground floor and provides well planned one bedroom accommodation which has the benefit of gas fired central heating. In brief there is a hall, open plan lounge and kitchen, a bedroom and a bathroom.

The property benefits from it's residential parking area and it's secure grounds with access via an electric gate.

This property is available with vacant possession.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

From the station proceed along Sunderland Street in the direction of Park Green. Take the first turning on the left hand side into Brook Street and continue across the Silk Road. Hovis Mill can be found on the right hand side and is accessed through the ornate double gates.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Communal Lobby and Hall

Approached via security doors, a carpeted communal hall and lobby with postbox.

Private Hall

Storage cupboard. Laminate flooring.

Open Plan Living Room and Kitchen

18'9 x 13'8 reducing to 10'2 x 8'9

Living Room

Cupboard housing a combination style condensing boiler. Wall light points. Laminate flooring. Double glazed windows. T.V. aerial point. Single panelled radiator,.

Kitchen

Single drainer sink unit with a mixer tap and base cupboard below. There is a range of base and eye level cupboards with contrasting work surfaces and splashback. Integrated single oven with four ring electric hob and extractor hood over. Plumbing for automatic washing machine. Space for fridge and freezer. Laminate flooring.

Bedroom

12'11 x 8'4

Double glazed window. Single panelled radiator.

Bathroom

A white suite comprising a panelled bath with thermostatic shower over and screen. Pedestal washbasin with tiled splashbacks. Low suite W.C. Extractor fan. Partially tiled walls. Mirrored bathroom cabinet. Heated towel rail.

Outside

Communal gardens and car park

Hovis Mill is set within its own secure grounds with an electric gate providing access via a key fob to the residents' car park

Management Charge

£114,950

HOLDEN & PRESCOTT

Ground Floor





