





Apartment 1 Birch House, Bridge Street, Macclesfield, Cheshire SK11 6AP

This Grade II listed building lies on the doorstep of the town centre and has in recent years been converted into eight splendid apartments. Apartment One is in excellent order and is a wonderful combination of the old and new with the sleek and modern being accented by original mid-19th century features.

The property comprises an Entrance Vestibule, Utility/Cloakroom, Kitchen/Living Room and a Hallway leading to two Bedrooms and a stunning modern Bathroom. The layout of the property has been well thought through with its open-plan living areas and good sized bedrooms.

Flat number one benefits from its own private entrance located at the rear of the residents communal car park. The location of Birch House is absolutely ideal for buyers looking to be close to the town centre and the railway station.

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 town centre, proceed down Churchill way then take the right turning onto Roe street. Follow Roe Street then take the first right turn onto Bridge Street and Birch House can be found on the corner before the left turning onto Waterloo Street West.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Entrance Vestibule

Composite front door. Storage Heater. Laminate flooring.

Utility/Cloakroom

A stainless steel sink unit with mixer tap and base unit below. A range of base and eye level units with contrasting work surfaces. Plumbing for automatic washing machine. Partially tiled walls. uPVC double glazed window. Laminate flooring.

Lounge/Kitchen

14'05 x 12'03

A single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of bespoke base and eye level units with contrasting marble work surfaces. Built-in electric oven. Built-in electric four ring hob with extractor hood over. Built-in microwave. Built-in fridge. Built-in freezer. Partially tiled walls. Recessed spotlighting. Exposed brick. Wall light points. Laminate flooring. Double glazed sash window. Storage heater.

Inner Hallway

Three storage cupboards. Recessed spotlighting. Electric storage heater.

Bedroom One

14'00 x 7'06

T.V. aerial point. Recessed spotlighting. Double glazed sash window. Electric storage heater.

Bedroom Two

9'03 x 6'04

T.V. aerial point. Recessed spotlighting. Double glazed sash window. Electric storage heater.

Bathroom

The white suite comprises a cubicle with rainhead shower head and additional detachable shower head, a hand wash basin with mixer tap and storage below and a low suite W.C. Recessed spotlighting. Extractor fan. Waterproof acrylic wall covering. Laminate flooring. uPVC double glazed sash window. Heated towel rail.

Outside

Apartment 1 benefits from private access to the outside area where there is communal residents parking.

Ground Rent/ Service Charge

There is a ground rent charge of £200.00 per annum and a service charge of £109.00 per calendar month which covers the maintenance of communal areas and includes building insurance.

£195,950

Ground Floor





