





3 Park Hall, James Street, Macclesfield, Cheshire SK11 8GY

Macclesfield has a wealth of magnificent buildings providing a constant reminder of a rich heritage and there can be few more impressive than Park Hall. It is a stunning property which was converted in 2008 to provide a small number of exclusive homes.

Number 3 is located on the ground floor and is a two bedroom duplex apartment with galleried bedrooms and full height windows. There is also an open lounge/ kitchen and bathroom.

Within the grounds of this grade II listed building there is a residents' car park.

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 our office proceed towards the railway station turning right onto Sunderland Street. Proceed through the lights into Park Street and across the roundabout into Park Lane. Take the next left into James Street and left into the car park at Park Hall.

Viewing: By appointment with Holden and Prescott 01625 422244

Communal Entrance and Hall

A secure communal entrance with exposed brick walls and oak floor leading on to an inner hall where both the staircase and lift can be accessed.

Ground Floor

Private Hall

Intercom system. Spindle balustrade to the staircase. Cupboard housing the electric boiler. Understairs storage cupboard. Double panelled radiator.

Open Kitchen & Lounge

24'4 x 16'11 reducing to 11'5

One and a half bowl sink unit with mixer tap and base cupboard below. An additional range of base and eye level cupboard with contrasting work surfaces and splashbacks which also extends to a breakfast bar. Integrated single oven with four ring electric hob extractor hood over. Plumbing for a washing machine. Space for a fridge freezer. Extractor fan. Partially vaulted ceiling. T.V. aerial point. Two large windows. Double panelled radiators.

First Floor

Landing

Ceiling cornice. Wall light.

Bedroom One

13'0 x 11'8 reducing to 8'9

Ceiling cornice. Wall lights. Galleried landing. Single panelled radiator.

Bedroom Two

9'6 x 8'1

Ceiling cornice. Wall light. Galleried landing, Single panelled radiator.

Bathroom

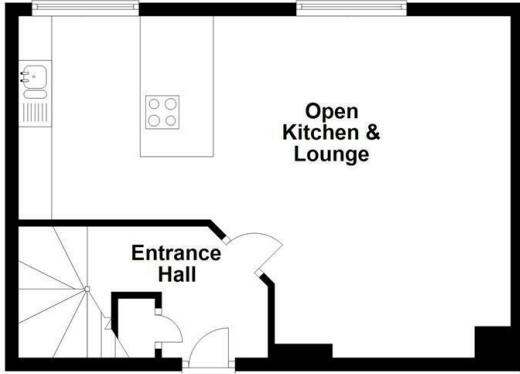
The white suite comprises a panelled bath with mixer tap, screen and thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Extractor fan. Downlighting. Partially tiled walls. A light window. Single panelled radiator.

Outside**Residents Parking**

£174,950

HOLDEN & PRESCOTT

Ground Floor



First Floor

