





Flat 1 12, Wallbrook Avenue, Macclesfield, Cheshire SK10 3GL

Wallbrook Avenue is an attractive development that falls within the highly sought after area of Broken Cross. This two bedroom, ground floor apartment is situated on the door-step of Jasmine Park and is within walking distance of local schools and amenities.

Located on the ground floor and accessed via a secure entrance, the accommodation comprises; an Entrance Vestibule, Lounge, Kitchen, two Bedrooms and a Bathroom. The property benefits from gas fired central heating and uPVC double glazing throughout.

The property has its own allocated parking space as well as visitor parking available in the surrounding grounds.

The property is offered on the Cheshire East low cost ownership scheme whereby a purchaser can obtain 62.7% for £115,995 with Cheshire East Council retaining the other 37.2%. There is no rent payable.

The prospective purchaser should contact Holden and Prescott to arrange a viewing and to gain further information with regards to acceptance.

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.

Proceed out of Macclesfield along Chester Road in a westerly direction towards Knutsford. Proceed straight over the Broken Cross roundabout into Chelford Road right into Whirley Road and first right into Jasmine Avenue. Wallbrook Avenue can be found on the right.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Secure Communal Entrance

Security intercom system. Postbox.

Ground Floor**Entrance Vestibule**

Secure front door. Double panelled radiator. Recessed spotlighting.

Hallway

Security intercom system. Airing cupboard. Recessed spotlighting. Double panelled radiator.

Living Room

T.V. aerial point. uPVC double glazed window. uPVC double doors to gardens. double panelled radiator.m Openway through to the kitchen.

Kitchen

Single drainer stainless steel sink unit with mixer taps and base units below. An additional range of matching base and eye level units with contrasting work surfaces over. Integrated Zanussi oven. Integrated four ring electric hob with extractor hood over. Integrated fridge/freezer. Plumbing for automatic washing machine. Cupboard housing the Vaillant combination condensing style boiler. Partially tiled walls. Extractor fan. Recessed spotlighting. uPVC double glazed window.

Bedroom One

Built-in mirror fronted wardrobe. T.V. aerial point. uPVC double glazed window. Double panelled radiator.

Bedroom Two

uPVC double glazed window. Double panelled radiator.

Bathroom

The white suite comprises a panelled bath with mixer taps and thermostatic shower over, a pedestal wash basin with mixer taps and a low suite W.C. Wall-mounted, mirror fronted bathroom cabinet. Recessed spotlighting. Extractor fan.

Fully tiled walls. Tiled flooring. Double panelled radiator.

Outside

Communal gardens. Residents parking?

Management Charge

There is a monthly management charge of £103.91 per calendar month.

£115,995

HOLDEN & PRESCOTT

Ground Floor





