



Entry to Protection Zone restricted 300 yds ←



## 2 Crown Street, Macclesfield, SK10 1EZ

**\*\* NO ONWARD CHAIN \*\*** A second floor apartment located within a short stroll of Macclesfield town centre, the train station, as well as many other vibrant and cosmopolitan bars and restaurants. In brief the property comprises; bright and airy living/dining kitchen featuring a large bay window with fabulous view across Macclesfield and the hills beyond, two double bedrooms (second bedroom with en-suite shower room) and bathroom fitted with a white suite. The property comes with one allocated parking space and will appeal to a wide variety of buyers including first time buyers and buy-to-let investors.

# £165,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

### Directions

From our office turn left onto Sunderland Street. After going underneath the railway bridge turn left onto the Silk Road. At the "Tesco's" roundabout turn left onto Hibel Road. Just before the first set of traffic lights turn left into Crown Street where you will see large blue gates.

### Communal Hall

Secure entry system. Stairs to the upper floors.

### Private Entrance Hallway

Entry phone system. Electric heater.

### Open Plan Living Room / Kitchen

19'2 x 15'10 max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl stainless steel sink unit with mixer tap. Four ring electric hob with a built in oven below and extractor hood over. Integrated fridge, freezer and washing machine all with matching cupboard fronts. Large double glazed window with far

reaching views across Macclesfield and the hills beyond. The living/dining area has space for a sofa, dining table and chairs. Additional double glazed window. Electric heater.

### Bedroom One

15'7 x 11'7 max

Double bedroom with two double glazed windows and Velux window. Electric heater.

### Bedroom Two

13'8 x 8'8 max

Double bedroom with double glazed window. Cupboard housing the hot water tank. Electric heater.

### En-Suite

Shower cubicle, push button low level WC and pedestal wash hand basin. Electric shaver point. Electric heater. Double glazed window.

### Bathroom

Fitted with a panelled bath with shower fittings off the taps and screen to the side, push button low level WC and pedestal wash hand basin with mixer tap. Electric shaver point. Tiled floor. Part tiled walls. Electric heater. Velux window.

### Outside

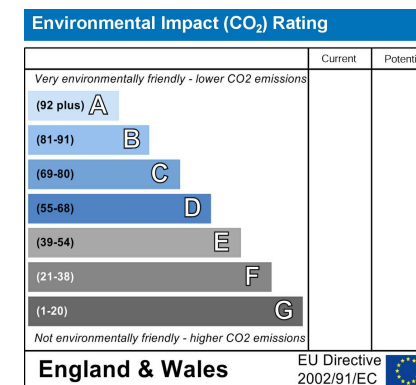
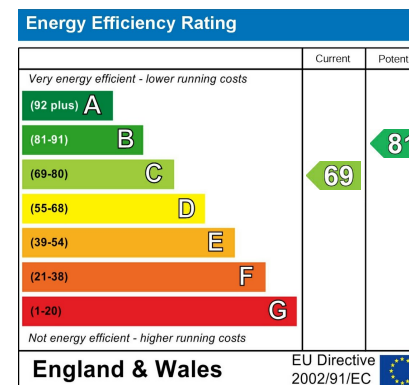
### Parking

The property comes with one allocated parking space.

### Tenure

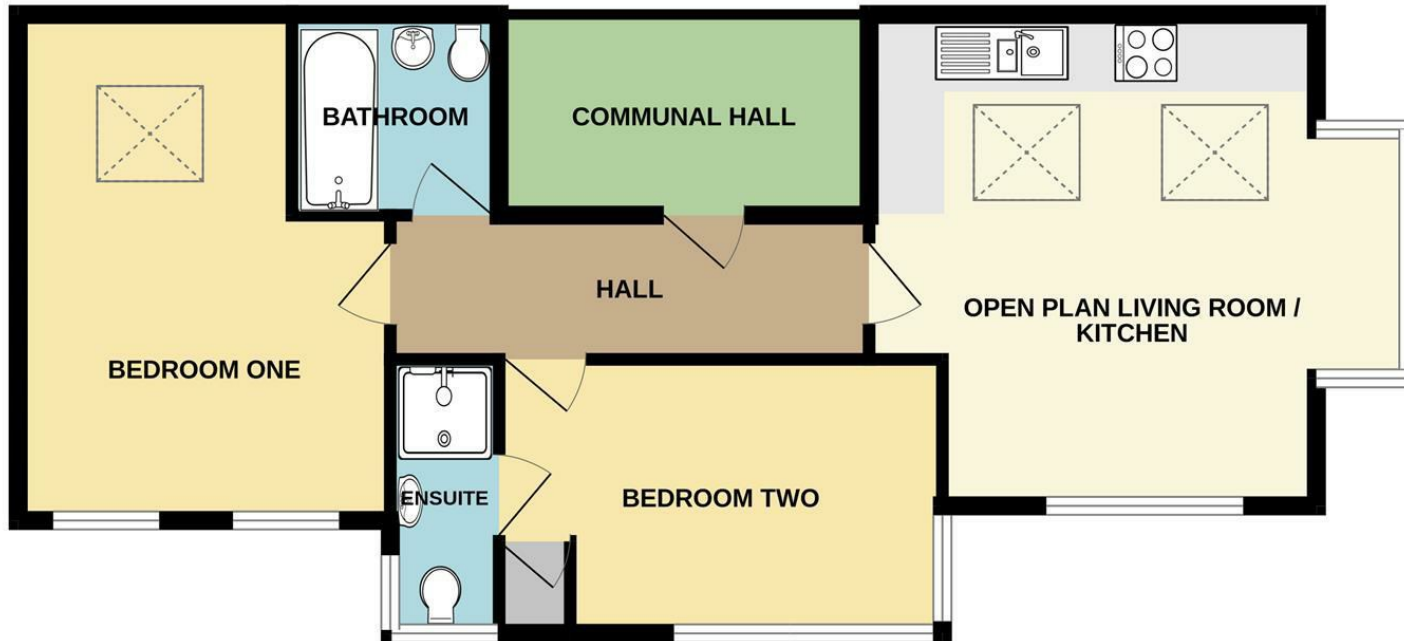
We are informed by the vendor that the property Leasehold and that the term is 999 years from 1 January 2005. We also believe the council tax to be band C. Maintenance Charge £1905,95 Per Annum.

We would advise any perspective buyer to confirm these details with their legal representative.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,  
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