



10 Alma Mill, Pickford Street, Macclesfield, Cheshire, SK11 6LS

**** NO ONWARD CHAIN **** Alma Mill is perfectly located for all of Macclesfield's amenities, ideal for those looking to be within walking distance of both the train station and bus station as they are only a short stroll away. Macclesfield town centre is also on the doorstep and offers an array of high street shops, restaurants and bars. This particular apartment is located on the top floor offering good size accommodation including a vaulted ceiling and views to three elevations from the living room. The apartment is well presented and in brief comprises; communal hallway with stairs to upper floors, private entrance hall, living room with vaulted ceiling, open to the fitted kitchen, two double bedrooms (master with en-suite) and bathroom.

£145,000

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 in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. 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 Macclesfield office at Waters Green, turn right onto Sunderland Street. At the first set of traffic lights turn left into Pickford Street where you will find Alma Mill at the end of the road on the right hand side.

Communal Entrance

Stairs to the upper floors.

Private Entrance Hallway

LVT flooring. Entry phone system. Useful storage cupboard with central heating system. Radiator.

Living Room

16'6" x 15'8"

Fabulous reception room with vaulted ceiling and double glazed windows to three elevations allowing ample natural light to flood in. LVT flooring. Two radiators. TV point.

Kitchen

7'10 x 7'4

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Four ring hob with built in oven below and extractor hood over. Integrated fridge freezer with matching cupboard fronts. Recessed ceiling spotlights.

Double glazed window to the side elevation. LVT flooring. Space for undercounter washing machine.

Bedroom One

14'1 x 6'5

Good size bedroom with double glazed door with Juliette balcony to rear aspect. Radiator. LVT flooring.

En-Suite

Fitted with a walk in shower cubicle, push button low level WC and pedestal wash basin with mixer tap. Tiled walls. Radiator. Recessed ceiling spotlights.

Bedroom Two

9'1 x 7'10

Double bedroom with a double glazed window to rear aspect. Radiator. Access to loft space. LVT flooring.

Bathroom

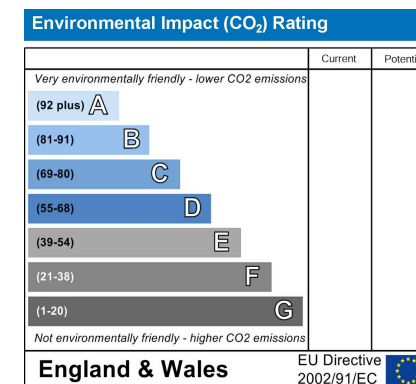
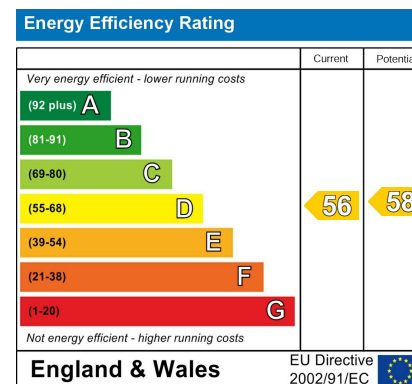
Fitted with a panelled bath with shower fittings over off the taps and shower screen to side, push button low level WC and vanity wash basin with mixer tap. Tiled walls. Recessed ceiling spotlights. Heated chrome towel rail.

Tenure & Management Fees

We are informed by the vendor that the property is Leasehold with the term being 125 years from 2017. The vendor has also advised us that the management is £65 per month and the ground rent is £120 per half year.

We also believe the property to be council tax band A.

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.
Made with Metropex ©2024



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate,
Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

