



Flat 9, The Limes 147-149 Chester Road, Macclesfield, SK11 8PT

**** NO ONWARD CHAIN **** Forming part of a period property is this unique second floor apartment that will suit a range of purchasers, particularly first time buyers and buy to let investors. Conveniently located, with only a short walk from the town centre and all local amenities with residents parking and lawned communal area to the rear. The accommodation comprises in brief; communal hallway, private entrance hallway, open plan living room/kitchen, double bedroom and bathroom. The property is warmed via gas central heating. Outside, there are communal grounds and residents parking. Internal viewing recommended.

£115,000

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 has 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

Leaving Macclesfield along Chester Road (A537) and continuing over the roundabout at the junction with The Regency Hospital on the right, continue just over the roundabout where the property will be found on the left hand side (just before the fire station)

Communal Hall

Intercom entry system. Stairs to all floors.

Second Floor

Private Entrance Hall

Access to all rooms

Living Room/Kitchen

19'0 x 14'5

Open plan living room/kitchen.

Living Area

14'5 x 13'0

Double glazed window to the front aspect. Radiator.

Kitchen Area

14'5 x 6'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below. Space for a fridge/freezer and washing machine. Wall mounted boiler.

Bedroom

12'0 x 9'3

Double bedroom with skylight window. Restricted head height. Radiator.

Bathroom

Panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin with mixer tap. Radiator.

Outside

Residents Parking

We are advised by the vendor that a permit is provided with the property for off road parking to the front of the property.

Communal gardens

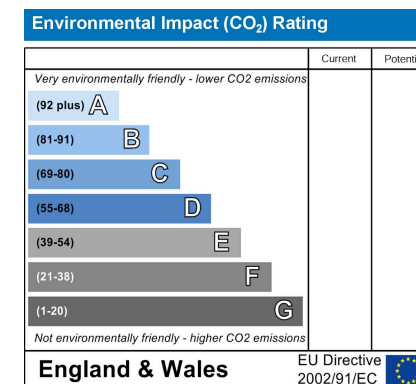
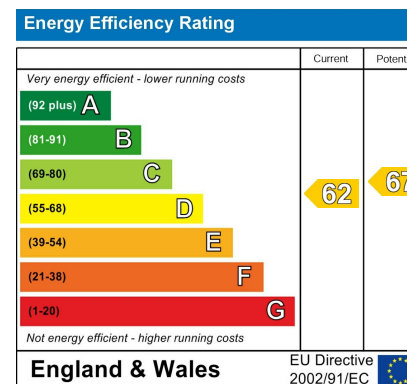
Externally, to the rear of the property there is a well maintained communal lawned garden.

TENURE

The vendor has advised us that the property is Leasehold and that the term is 150 years from 24 June 1983. The vendor has also advised us that the management fee is £140 per month.

We also believe the council tax band to be 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.
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