



*Bridgewater*



Except for  
access

2-4  
Bridgewater  
House



# Flat 3, Bridgewater Buxton Road, Macclesfield, SK10 1NG

**\*\* NO ONWARD CHAIN \*\*** A TWO DOUBLE BEDROOM, TWO BATHROOM first floor apartment located within an easy stroll of local shops, the town centre and excellent transport links. This apartment has been recently decorated and presented to a high standard with the benefit of double glazed and gas central heating. The accommodation comprises:- communal entrance hallway, decked balcony, living room, kitchen, WC and two double bedrooms both with en-suite facilities. Internal viewing is highly recommended.

## £160,000

### 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

Leaving Macclesfield in an easterly direction along Buxton Road (A537) this particular property can be found on the right hand just before the turning for Union Road.

#### Communal Hallway

Secure entry system. Stairs to the first floor.

#### Living Room

15'2 x 12'0 max

Laminate floor, entry phone system. Access to the loft space. Double doors to the balcony. Radiator.

#### Breakfast Kitchen

12'0 x 7'4

Fitted with a range of base units with granite work surfaces over and matching wall mounted cupboards. Inset stainless steel one and a quarter bowl sink unit with mixer tap and drainer. Four ring hob with built in oven below with extractor hood over and oven below. Wall mounted boiler. Space for a fridge, freezer, washing machine and slimline dishwasher. Recessed ceiling spotlights. Double glazed window and door to the balcony.

#### WC

Push button low level WC and vanity wash hand basin. Tiled floor. Recessed ceiling spotlights.

### Bedroom One

15'6 x 10'10

Double bedroom with double glazed window. Radiator.

### En-Suite Shower Room

Fitted with a P-shaped panelled bath with shower over and curved screen to the side, push button low level WC with concealed cistern and vanity wash hand basin.

Chrome ladder style radiator. Recessed ceiling spotlights.

### Bedroom Two

11'8 x 8'2

Double bedroom with double glazed window. Radiator.

### En-Suite Shower Room

Fitted with a walk in shower, push button low level WC with concealed cistern and vanity wash hand basin. Tiled floor. Chrome ladder style radiator, Double glazed window.

### Outside

### Decked Balcony

Decked balcony with space for a bistro table and chairs.

### Tenure

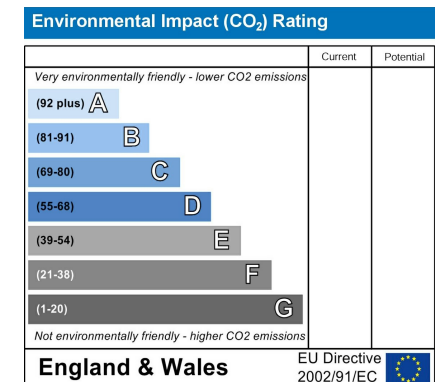
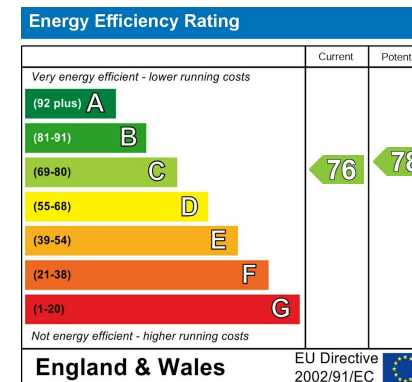
We are informed by the vendor that the property is Leasehold with the term being 999 years from 18 November 2011. The vendor and management company have informed us that the management is £1440 per annum (£120 per month) and that they are not aware of any ground rent being payable.

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.

### Anti Money Laundering - Note

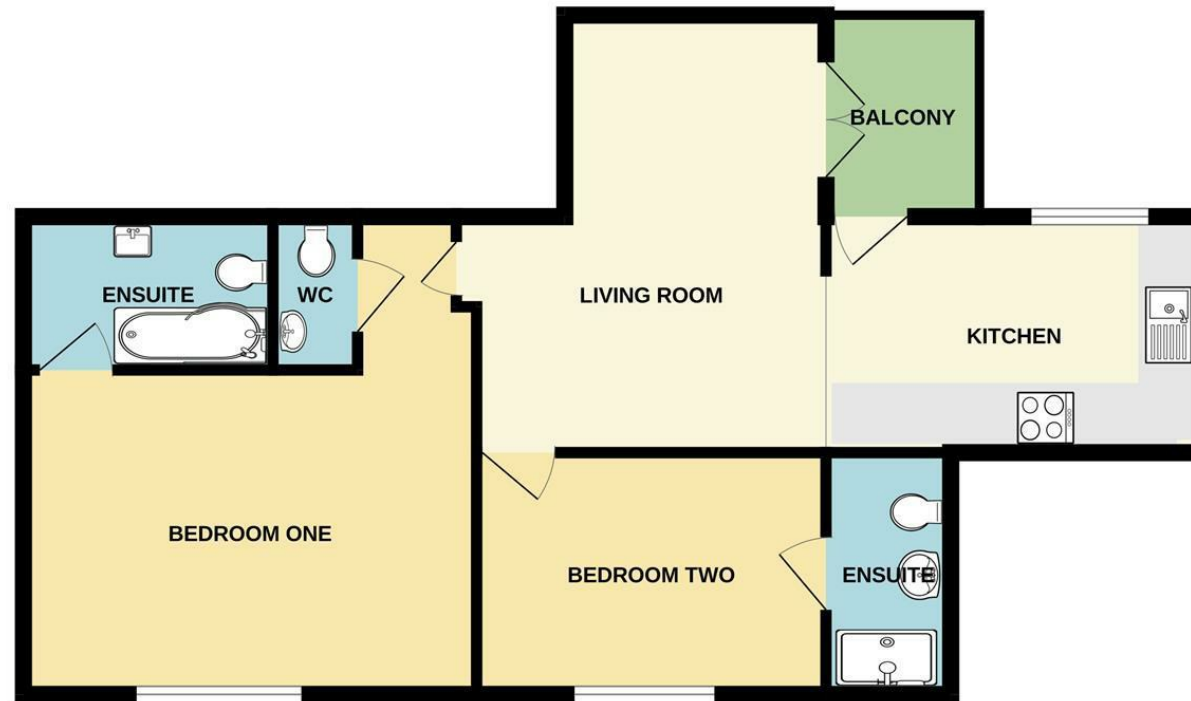
To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.







## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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