



## 5 CROSSALL STREET MACCLESFIELD SK11 6QF

This light and airy two bedroom apartment is located on the first floor of this modern purpose built block. With the town centre and train station within easy reach this apartment is presented in IMMACULATE order and offers spacious accommodation with off road parking. Entrance hall with intercom system, modern fitted bathroom with shower over bath, two double bedrooms, open plan lounge dining kitchen with electric hob and oven, fridge freezer, dishwasher and washer dryer. Gas central heating, off road parking. VIEWING ESSENTIAL TO APPRECIATE  
 AVAILABLE END AUGUST FURNISHED  
 Contact Macclesfield 01625 502222 £1295.00pcm  
 COUNCIL TAX A  
 EPC B

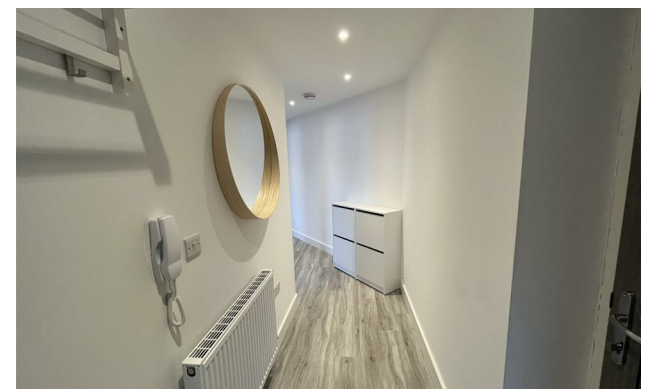
### LOCATION

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.

the 3rd turning on the right. The property will be found on the right hand side.

### DIRECTIONS

Leaving Macclesfield along Park Lane, turn right onto Bond Street. Continuing along, Crossall Street is then



Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	