





14 Badger House, Badger Road, Macclesfield, Cheshire SK10 2SS

Spacious Two-Bed Apartment with Lift Access – No Chain

A beautifully presented top-floor apartment in sought-after Tytherington, offering light, spacious accommodation and attractive views towards the hills.

The property features a bright open-plan lounge/dining kitchen, two generous double bedrooms (main with walk-in storage), and a contemporary bathroom. Triple-glazed skylights in the hall and bathroom provide excellent natural light.

Badger House benefits from a regularly serviced lift with direct access from the underground car park, allocated parking, and mature well-maintained gardens. The development is fully owner-occupied (no rentals permitted), ensuring a quiet and well-kept setting.

Ideally located just a short walk from Tytherington shops, one minute to the bus stop, and three minutes by car to the Silk Road and AstraZeneca.

The property represents an excellent opportunity for first-time buyers, downsizers, or anyone seeking a stylish and low-maintenance home in a prime location. With no onward chain, early viewing is highly recommended.

Key Features

- Bright and spacious top-floor apartment
- Two generous double bedrooms (main with walk-in storage)
- Regularly serviced lift with direct access from underground parking
- Allocated parking space plus visitor parking
- Triple-glazed skylights providing superb natural light
- Southerly outlook and lovely views towards the hills
- Mature, well-maintained communal gardens
- Quiet, fully owner-occupied development (no rentals permitted)
- Excellent location: shops, bus stop and Silk Road all nearby
- No onward chain – move-in ready

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park, which has picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links, including national motorways, major roads, and train networks, as well as the West Coast Line, which is direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance, and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield along Manchester Road in a Northerly direction towards Tytherington. Shortly after passing Tytherington High School turn right into Badger Road and Badger House can be found on the right hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

HOLDEN & PRESCOTT

Ground Floor

Communal Entrance

The apartment is accessed via a secure communal carpeted entrance area. Flat 14 is located on the third floor and can be accessed via a lift or the stairs.

Top Floor

Entrance Hall

Meter cupboard. Built-in airing cupboard. Skylight. Double panelled radiator.

Open-Plan Lounge/Dining Kitchen

20'03 x 19'11 I-shaped

Security intercom system. Ceiling cornice. T.V aerial point. uPVC double glazed windows to two elevations. Two double panelled radiators. Openway to the Dining Kitchen area: Single drainer one and a half bowl stainless steel sink unit with mixer tap and base unit below. An additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Breakfast bar. Electric cooker point with extractor hood over. Space for fridge/freezer. Plumbing for automatic washing machine. Recessed spotlighting.

Bedroom One

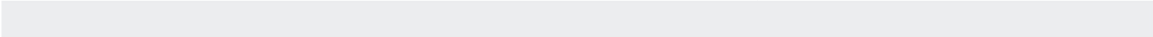
15'04 x 9'06

Walk-in wardrobe. Ceiling cornice. uPVC double glazed window. Double panelled radiator.

Bedroom Two

15'04 x 9'08 I-shaped

Cupboard housing the electric heating and domestic hot water combination boiler. Ceiling cornice. uPVC double glazed window. Double panelled radiator.



Shower Room

The white suite comprises a fully tiled cubicle with thermostatic shower over, a pedestal wash basin with mixer tap and a low suite W.C. Mirror-fronted cabinet with light. Electric shaver point. Ceiling cornice. Recessed spotlighting. Partially tiled walls. Skylight. Chrome heated towel rail.

Outside

Gardens/Parking

There are delightful well-maintained gardens surrounding Badger House with neat manicured lawns and well-stocked flower beds and borders. There is also allocated parking in the basement of the property which is accessed via a lift if so required.

Tenure

Leasehold with a 999 year lease from 01/05//1975 with a £20.00 ground rent which is included in the service charge.

Service Charge

There is an annual service charge of £1418.00 that is paid in two instalments and includes cleaning and maintenance of communal areas and building insurance

£187,500

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Top Floor

