



28 LINDEN COURT MACCLESFIELD SK10 3AY

Ideally situated in a quiet and highly regarded area of Macclesfield is this superb third floor apartment, conveniently close to local shops and bus routes.

UNFURNISHED AND AVAILABLE NOW

Communal entrance hall with stairs to the upper floors, private entrance hallway, spacious living room enjoying fantastic views over the rooftops and towards the surrounding countryside hills, modern stylish kitchen with electric hob and oven, washing machine, double bedroom, single bedroom and a bathroom fitted with a modern white suite with shower over bath.

The property also benefits from residents' parking and countryside right on the doorstep.

Contact Macclesfield 01625 502222 £850.00pcm

COUNCIL TAX A

EPC C

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 along Westminster Road, after a short distance turn right onto Abbey Road. Follow the road down towards the end and the property is located on the left hand side.

Communal Hall

Communal hall with turning stairs leading to all floors.

Private Hallway

Entrance hall with security intercom. Doors off to living room, bedrooms and bathroom.

Living Room

16'4 x 10'0

Two double glazed windows with far reaching views over rooftops and hills beyond. Electric heater.

Kitchen

9'2 x 7'6

Fitted with a range of gloss handleless base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl sink unit with mixer tap and drainer. Four ring electric hob with extractor above and oven below. Space for a washing machine and fridge/freezer. Double glazed window with far reaching views over rooftops and hills beyond.

Bedroom One

12'6 x 9'0

Double bedroom with double glazed window with far reaching views over rooftops and hills beyond. Cupboard housing the hot water cylinder. Electric heater.

Bedroom Two

12'0 x 4'10

Single bedroom with double glazed window with far reaching views over rooftops and hills beyond. Built in storage cupboard. Electric heater.

Bathroom

Fitted with a modern white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin.

Outside

Residents Parking

Communal parking for residents and visitors.



GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2026

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	69	73
(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	