

jordan^ffishwick



6 The Lofts, Pickford Street, Macclesfield, Cheshire, SK11 6JD

**** ONE BEDROOM STUDIO APARTMENT IN THE TOWN CENTRE **** Situated in a stylish development of one and two bedroom apartments forming part of a former mill, conveniently located within an easy stroll of the town centre, train and bus station and sports gym. This one bedroom studio apartment is well presented and benefits from double glazing and electric heating. The accommodation comprises in brief: communal entrance hallway, entrance vestibule, open plan living dining/kitchen, bedroom and stylish shower room. Internal viewing is highly recommended.

£125,000

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

Proceed out of Macclesfield along Sunderland Street passing the train station on the left hand side take the next right onto Pickford Street on the left hand

side go through the iron double gates. take the steps to the next level and follow the path to the end where you will find the communal entrance door.

Communal Hallway

Stairs to the apartments.

Entrance Vestibule

Secure intercom. Electric heater. Laminate floor stretching to the open plan living/dining kitchen. Recessed ceiling spotlights. Cupboard housing the hot water tank.

Open Plan Living/Dining Kitchen

Living Area

14'0" x 9'11"

Laminate floor. Recessed ceiling spotlights. Two double glazed windows to the front aspect. Electric radiator. The breakfast bar separates the living area to the kitchen.

Dining Area

11'3" x 10'0"

Ample space for a dining table and chairs. Two double glazed windows to the front aspect.

Kitchen

6'5" x 5'6"

Fitted with a range of base and wall mounted units with granite work surfaces over and matching wall mounted cupboards. Sink unit with mixer tap and drainer. Four ring electric hob with stainless extractor hood over and oven below. Integrated washing machine with matching cupboard front. Recessed ceiling spotlights.

Bedroom

12'1" x 9'2"

Space for a double bed. Recessed ceiling spotlights. Laminate floor. Electric radiator.

Stylish Shower Room

Fitted with a stylish white suite comprising; walk in shower, steam room, push button low level WC with concealed cistern and vanity wash hand basin. Recessed ceiling spotlights. Tiled walls and floor.

Outside

Tenure

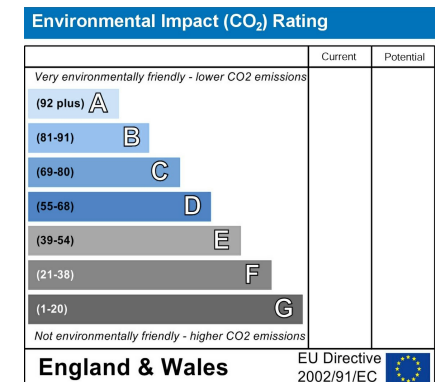
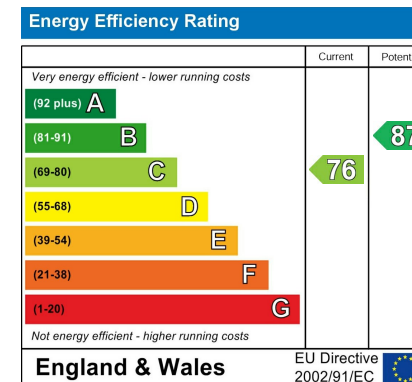
The vendor has advised us that the property is Leasehold and that the lease is 125 years from 23 September 2005.

The vendor has also advised us that the property is council tax tax band A.

We would recommend any prospective buyer to confirm these details with their legal representative.

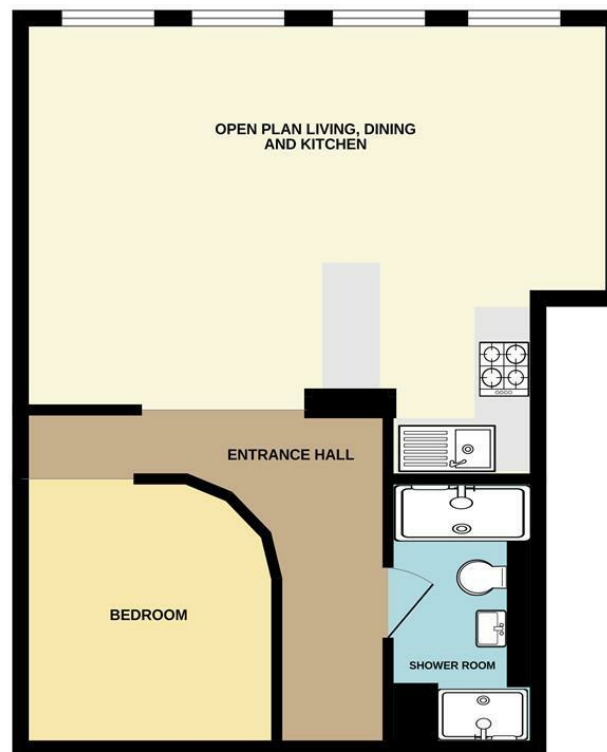
Anti Money Laundering - Note

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
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 498 sq.ft. (46.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

