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INDEPENDENT ESTATE AGENTS

# 45, Clarence Mill,

## Clarence Road, Bollington, Cheshire, SK10 5GR

A Third floor duplex apartment situated in a grade II listed Mill with views over open countryside.

### Guide Price £259,000

Clarence Mill is a former textile mill, situated in a delightful private position alongside the Macclesfield canal with views across farmland to the North. Converted into private accommodation, the mill now offers contemporary living within a tranquil setting.

This third floor spacious three bedroom duplex apartment offers contemporary accommodation in a semi rural location yet close to local amenities. The property briefly comprises; entrance hall, three good size bedrooms and a bathroom. At first floor level there is an open plan 26' living area with five skylights, enjoying views across farmland and the countryside. The upper floor offers flexible living and dining areas with a fully fitted open plan kitchen.

The private accommodation in the Mill benefits from a full security system with video entry, a Concierge service, plus resident and visitor parking in a partially covered area.

There is a wide range of shopping, travel, educational and recreational facilities available in Bollington and nearby Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

#### Directions:

From our Bollington Office turn left into Palmerston Street towards Macclesfield. At the traffic lights at the aqueduct turn right into Clarence Road, continue up the hill where The Mill can be found on the left hand side. Parking is to the rear of the building with access to the apartment via the main entrance.

#### ACCOMMODATION

##### GROUND FLOOR

##### COMMUNAL ENTRANCE HALLWAY

With video security entry system with residents fob access and concierge service, attractive tiled flooring, feature stone staircase, post box area, two lifts to all floors.

##### THIRD FLOOR APARTMENT

##### ENTRANCE HALL

Storage heater. Cupboard housing hot water tank. Deep understairs storage cupboard. Staircase off.

##### BEDROOM ONE 14'1 x 9'7

Storage heater, views of surrounding countryside.

##### EN-SUITE SHOWER ROOM

Comprising shower cubicle. Low level WC. Pedestal wash hand basin with mixer tap. Tiled floor. Part tiled walls.

##### BEDROOM TWO 13'5 x 9'10

Storage heater, views of surrounding countryside.

##### BEDROOM THREE 9'11 x 7'11

Storage heater, views of surrounding countryside.

##### BATHROOM

Panelled bath with shower over. Pedestal wash hand basin. Low level W.C. Pare tiled walls. Tiled floor. Wall mounted heated towel rail.

##### FIRST FLOOR

##### OPEN PLAN DINING/LIVING AREA 27'4 x 21'7

With five skylights enjoying views over countryside. Laminate flooring. Television and telephone points. Video entry intercom system. 2 storage heaters.

##### KITCHEN

Comprising a range of base, eye level and drawer units. One and a half bowl stainless steel sink unit with mixer tap. Built in electric oven. 4 ring electric hob with extractor hood over. Formica working surfaces. Centre island with cupboards below. Space for fridge. Plumbing for washing machine. Space for dishwasher. Two storage heaters.



