



4 St Andrews Court Brough Street West, Macclesfield, SK11 8XJ

**** NO ONWARD CHAIN **** Forming part of an attractive building and located within walking distance of excellent schools, Macclesfield town centre and excellent transport links. This ground floor apartment offers spacious and contemporary accommodation and in brief comprises; bright and airy living/dining room, fitted kitchen, two double bedrooms (master with en-suite facilities) and bathroom fitted with a white suite. The property also benefits from gas central heating and double glazed windows. Conveniently located within walking distance of the town centre and its excellent public transport links means this apartment will appeal to a wide variety of buyers including first time buyers and buy-to-let investors. There is allocated parking for one vehicle plus visitors parking.

£174,950

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

From our office turn right onto Sunderland Street and continue straight across the traffic lights with Park Green onto Park Street. At the roundabout at the top bear left on to Park Lane and continue across the Bond Street lights. Take the fourth turning on the right into Cambridge Road and follow the road to the end.

Turn right onto Brough Street West, where the property will be found on the right hand side.

Communal Entrance Hallway

Intercom entry system. Stairs to all floors.

Private Entrance Hallway

Intercom entry system. Storage cupboard. Laminate floor. Recessed ceiling spotlights. Radiator.

Open Plan Living/Dining Area

Living Area

15'4 x 12'4

Bright and airy living room, decorated in neutral colours. Two double glazed windows. Radiator.

Dining Area

11'6 x 8'5

Ample space for a table and chairs. Laminate floor. Radiator.

Kitchen

8'7 x 7'8

Fitted with a range of base handleless units with work surfaces over and matching

wall mounted cupboards. Tiled returns. Underhung stainless steel sink unit with mixer tap. Inset electric hob with extractor hood over. Built in oven. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Space for a washing machine. Tiled floor. Double glazed window.

Bedroom One

14'0 x 11'0

Double bedroom with double glazed window. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising; walk in shower, low level WC and vanity wash hand basin. Tiled floor and walls. Recessed ceiling spotlights. Radiator.

Bedroom Two

11'0 x 7'5

Double bedroom with double glazed window. Laminate floor. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings off the taps and screen to the side, low level WC and pedestal wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Radiator.

Parking

One allocated parking space plus visitors parking.

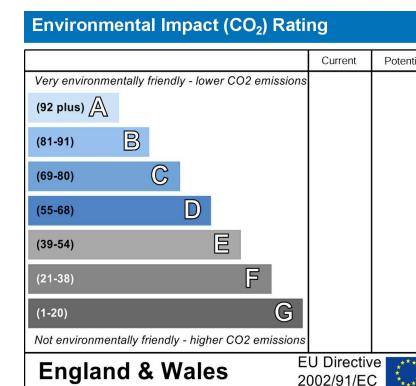
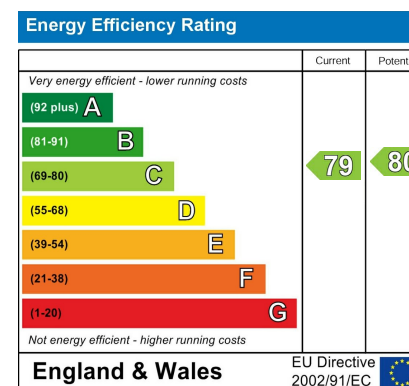
Tenure

The vendor has advised that the property is Leasehold and that the term is 999 years from 1 January 2002. The vendor has also advised that the management fee is £165 per month and that the council tax is band C.

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

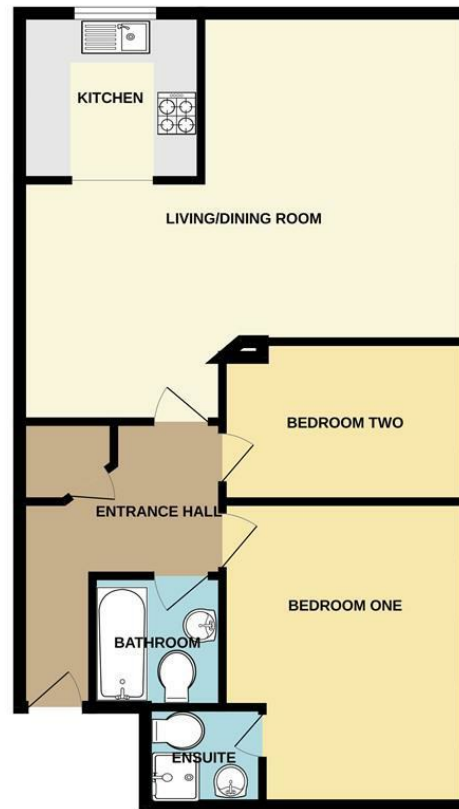
Anti Money Laundering - Note

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



Measurements are approximate. Not to scale. Illustrative purposes only.
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