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SALE

Rooftops

Sales Letting & Management



Flat 3, 45 Mill Lane, Macclesfield, SK11 7NN

NEWLY DECORATED one-bedroom first floor apartment

Walking distance to Macclesfield town centre

Bright open-plan living area

Ideal first-time buy or buy-to-let investment

Close to the railway station, bus links & local amenities

Spacious double bedroom

FIRST FLOOR APARTMENT – IDEAL FIRST-TIME BUY OR INVESTMENT OPPORTUNITY. A well-presented, NEWLY DECORATED one-bedroom first floor apartment, conveniently located within easy walking distance of the town centre, railway station, bus links and a wide range of local amenities. The accommodation comprises an open-plan living area with a modern fitted kitchen incorporating a gas hob, electric oven, extractor hood, washing machine, under-counter fridge and freezer. There is a light and airy contemporary bathroom with shower, together with a spacious double bedroom. Further benefits include gas fired central heating, double glazed windows, TV point, BT and satellite connections, Council Tax Band A, and an EPC Rating of C. Leasehold- 999 years. An excellent opportunity for first-time buyers or buy-to-let investors alike. Early viewing is highly recommended.

Asking Price

£99,950

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Communal Entrance

Post boxes and stairs leading to first floor

Open Living Room/Kitchen

5.27m (17' 3") x 4.52m (14' 10")

High ceilings with part-tiled and wood-effect laminate flooring, entry phone system, two double-glazed sash windows to the side elevation, ceiling light and downlights, power points, ceiling smoke detector and sprinkler system. Fitted with white kitchen units, stainless steel one-and-a-half bowl sink unit with mixer taps, gas hob with extractor hood over, built-in oven/grill, washing machine, small fridge freezer and microwave. Glow-worm central heating boiler and radiator.

Bedroom

3.21m (10' 6") x 3.40m (11' 2")

Good-sized bedroom with new carpeted flooring, double-glazed sash window to the front elevation, radiator, power points and ceiling light.

Bathroom

2.12m (6' 11") x 3.43m (11' 3")

Spacious en-suite bathroom fitted with panelled bath with shower over, low-level WC and pedestal wash hand basin. Double-glazed sash window to the front elevation, part-tiled walls, tiled flooring, radiator, stainless steel heated towel rail, extractor fan and six ceiling downlights.

Disclaimer

Rooftops Estate Agents give notice that these particulars, whilst believed to be accurate, are set out as a general outline only for guidance and do not constitute any part of an offer or contract - intending purchasers should not rely on them as a statement or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Rooftops Estate Agents has the authority to make or give representations or warranty in relation to the property.

Disclaimer.

We are not qualified to confirm that power points, showers, central heating systems, open fires/log burners, gas and electrical equipment are in working order and we would advise prospective purchasers to satisfy themselves on these points prior to exchange of contracts.

Floorplans

