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SALE

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Flat 5 Brookside Mill, Macclesfield, SK11 7AA

*** NO CHAIN ***

Two double bedrooms

Private Parking

Ideal Investment

Duplex apartment

Energy Efficiency Rating C

Set within a characterful mill conversion, this duplex two-bedroom apartment enjoys a superb position overlooking the brook, right in the heart of Macclesfield town centre. and just a short walk from local shops, bars, and amenities. Macclesfield is a vibrant and increasingly popular market town, home to the well-known Treacle Market, offering artisan food, crafts, and local produce. The main line station provides direct links to Manchester Piccadilly in just 20 minutes and London Euston in just over an hour and a half, making it ideal for commuters. The Peak District National Park is a short drive away, offering stunning scenery, walking, cycling routes, and picturesque villages. The accommodation briefly comprises: entrance hall, fitted kitchen with gas hob, electric oven, fridge, and washing machine, plus a downstairs WC. To the first floor are two double bedrooms and a bathroom with shower over the bath. Private parking, EPC Rating C, leasehold tenure, and Council Tax Band B.

Asking Price

£155,000

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Entrance hallway

Wooden door with two glazed panels, coir matting, laminate flooring, central ceiling light, radiator, power points, telephone intercom, under stairs storage.

Kitchen

9'2" (2m 79cm) x 7'3" (2m 20cm)

Wooden door, double glazed window to the front elevation, a range of wall and base units with black mottled work surfaces, central light fitting, gas hob, electric oven, under counter fridge, washing machine, central heating boiler, power points.

Lounge

12'11" (3m 93cm) x 10'6" (3m 20cm)

Wooden door, two double glazed windows to the rear elevation, central ceiling light, laminate flooring, radiator, power points, TV aerial points.

WC

Wooden door, central ceiling light, vinyl flooring, low level WC, pedestal wash hand basin, radiator.

Bedroom one

13' (3m 96cm) x 7'8" (2m 33cm)

Wooden door, two double glazed windows to the front elevation, central ceiling light, radiator, power points.

Bedroom two

13' (3m 96cm) x 8'7" (2m 61cm)

Wooden door, two double glazed windows to the rear elevation, central ceiling light, laminate flooring, radiator, power points.

Bathroom

6'7" (2m 0cm) x 6'7" (2m 0cm)

Wooden door, central ceiling light, vinyl flooring, bath with shower over, low level WC, pedestal wash hand basin, radiator, extractor fan.

Outside space

To the front there is a communal walkway over looking the brook, to the rear there is allocated parking.

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 statements or representations of fact, but must satisfy themselves by inspection or otherwise as to

Floorplans

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 burner's, 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.