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SALE

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Parklea, Fence Avenue, Macclesfield, SK10 1LT

*** NO CHAIN ***

SPACIOUS

TWO LARGE DOUBLE BEDROOMS

PENTHOUSE DUPLEX APARTMENT

SOUGHT AFTER LOCATION

TWO BATHROOMS

AN IMPRESSIVE DUPLEX PENTHOUSE APARTMENT set within a striking Victorian residence, and boasting generously proportioned rooms. This exceptional home comprises: an entrance hall, a bright and airy living room, a dining kitchen, a spacious double bedroom, and a shower room. A spiral staircase leads to the master bedroom with en-suite bathroom. Situated in a highly sought-after location, the property enjoys pleasant views overlooking Victoria Park. To the rear, there is the added benefit of external storage, an allocated parking space, and visitor parking. Perfectly positioned just a short walk from the town centre and the mainline railway station. Macclesfield is a vibrant market town known for its rich heritage, independent shops, and excellent transport links, while the breathtaking Peak District National Park is just moments away, offering endless opportunities for walking, cycling, and enjoying the great outdoors. GFCH. Council Tax Band D. EPC Rating D. Leasehold.

Asking Price

£245,000

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HALLWAY

1m 05cm (3' 5") widening to 2m 97cm (9' 9") x 6m 62cm (21' 9")

Modern composite apartment door leading to entrance hall, alarm control panel, intercom telephone entry system, built in cupboard housing fuse box, alarm box and 4 way aerial amplifier, single panelled radiator. Spiral staircase leading to Master suite.

LOUNGE

16'1" (4m 90cm) x 14'3" (4m 34cm)

Wooden-framed double glazed window to the front aspect overlooking Victoria Park, along with a double glazed Velux window to the side. The room also features a double panelled radiator, TV aerial point, four double power points, four wall lights, a central ceiling light, and a ceiling-mounted smoke alarm. Finished with carpet flooring.

DINING KITCHEN

3m 15cm (10' 4") x 4m 39cm (14' 5")

Two Wooden-framed windows to the side aspect. Fitted with a range of wall and base units, incorporating a stainless steel sink with mixer tap and single drainer. Integrated appliances include a Neff gas hob, Neff electric oven and grill with extractor hood above, Bosch fridge freezer, Zanussi washer dryer, and Hotpoint dishwasher. Additional features include a double panelled radiator, part-tiled splashbacks, five double power sockets, a concealed wall-mounted gas boiler, wall-mounted controls, tile-effect vinyl flooring, eight ceiling downlights, and an extractor fan.

SHOWER ROOM

1m 75cm (5' 9") x 1m 96cm (6' 5")

White three-piece suite comprising a low-level WC, wall-mounted wash hand basin, and corner shower cubicle. Additional features include a chrome heated towel rail, fully tiled walls, five ceiling downlights, vinyl flooring, and a wall-mounted mirror light.

BEDROOM ONE

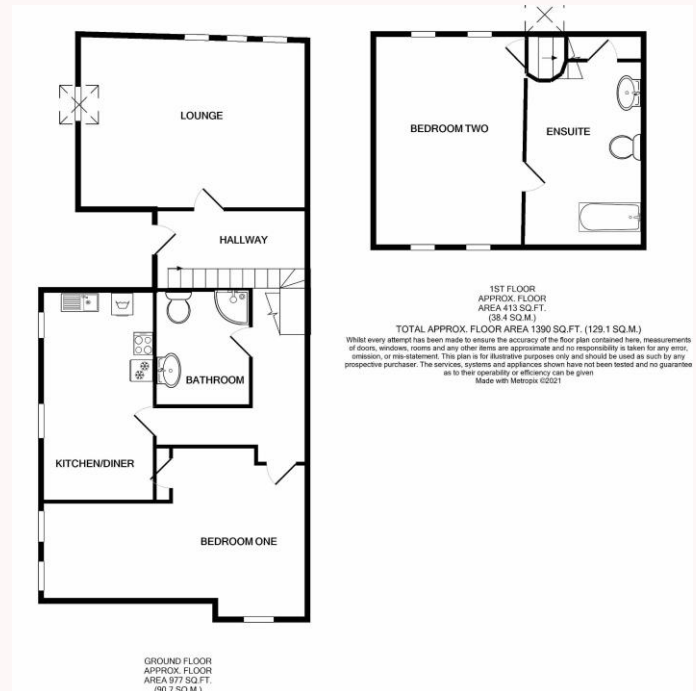
12' 7" (3m 83cm) x 20' 3" (6m 17cm) at widest point

Two wooden-framed double glazed windows to the side aspect and one to the rear. The room also benefits from two double panelled radiators, a built-in storage cupboard with hanging rail, TV aerial and telephone socket, three double power points, a central ceiling light, and carpeted flooring.

SPIRAL STAIRS/LANDING

Wooden spiral staircase with spindles and hand rail leading to bedroom two, velux window.

Floorplans



BEDROOM TWO (MASTER)

4m 06cm (13' 4") x 4m 48cm (14' 8") narrowing to 2m 14cm (7' 0") into apex 4m 06cm

Two double glazed Velux windows to the front aspect and two to the rear. The room also features a double panelled radiator, TV aerial socket, two ceiling lights, a smoke detector, and carpeted flooring.

BATHROOM

2m (6' 7") 00 x 2m 66cm (8' 9")

White three-piece suite comprising a low-level WC, wall-mounted wash basin, and a panelled bath with mixer tap and shower attachment. Additional features include a built-in cupboard with hanging rail and shelving, a chrome heated towel rail, five ceiling downlights, and an extractor fan.

OUTSIDE

There is external storage to the rear, along with an allocated parking space and additional visitor 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 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.