



Union Road,

£150,000



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Hovis Mill, Union Road, Macclesfield, Cheshire
£150,000

So many excellent features come with this excellent opportunity. **HANDY LOCATION FOR TOWN** (just 0.6m on foot to the Train Station), **CANAL BANK ON YOUR DOORSTEP**, **SECURE 'REMOTE' GATED PARKING**, **ELEVATED DISTANT VIEWS TO THE LOCAL HILLTOPS**, **'NO VENDOR CHAIN' INVOLVED SO FULLY AVAILABLE TO MOVE IN AS SOON AS YOU ARE READY**, **EXCELLENT DEMAND FROM TENANTS TO RENT** - The list really does go on! Beautifully situated within the **HOVIS MILL**, an attractive landmark Grade 2 Mill conversion situated on the canal bank, this **TWO BEDROOM**, third floor apartment (**WITH LIFTS TO ALL FLOORS**) is offered for sale with a recently reduced price! Having remote electronic gates into the resident parking area, and an intercom entry system, this apartment gives the feeling of security upon entering. Having **LIFTS** to all floors, the third floor communal landing gives access to the apartments private hallway (with built in storage), which leads onto the modernised bathroom, two **DOUBLE** bedrooms and open plan kitchen/living space. **GAS CENTRAL HEATING** and double glazing have been installed. The elevated view to the rear of the Mill cannot be talked about enough - from the third floor overlooking the canal and over to the picturesque hilltops and beyond this apartment has the unique quality of double doors opening on to a Juliette balcony which is a truly fabulous feature during the summer months. EPC Grade = C

COMMUNAL ENTRANCE

Intercom entry system. Lift to all floors.

COMMUNAL LANDING

Letterboxes.

PRIVATE ENTRANCE HALL

1.42m x 2.62m (4'8" x 8'7")
Storage cupboard housing RCD unit.

BATHROOM

2.57m x 1.70m (8'5" x 5'7")
Modern bathroom suite comprising WC, contemporary circular wash basin and a bath with shower over. Tiled surround. Tiled floor. Radiator. Extractor.

MASTER BEDROOM

2.84m x 4.24m (9'4" x 13'11")
Double glazed window. Superb view over the canal to local hilltops. Radiator.

BEDROOM TWO

2.49m x 2.87m (8'2" x 9'5")
Double glazed window. Superb view over the canal to local hilltops. Radiator.

OPEN PLAN LIVING ROOM/ DINING ROOM AND KITCHEN

6.40m (maximum into doorway) x 6.07m (maximum into dining area) (21'0" (maximum into doorway) x 19'11" (maximum into dining area))

LIVING AREA AND DINING AREA

Double glazed window and a set of double glazed Juliette balcony doors letting in an abundance of light. Superb view over the canal to local hilltops. Radiator. Airing cupboard housing gas boiler. Wall light points.

KITCHEN

Range of base, wall and drawer units with work-surfaces over incorporating a stainless steel one and a half bowl sink unit, integrated four ring electric hob, built in oven and space for further appliances. Tiled splash backs. Wood effect laminate flooring.

SECURE CAR PARK

Secure code gated access to the residents car park.

DIRECTIONS

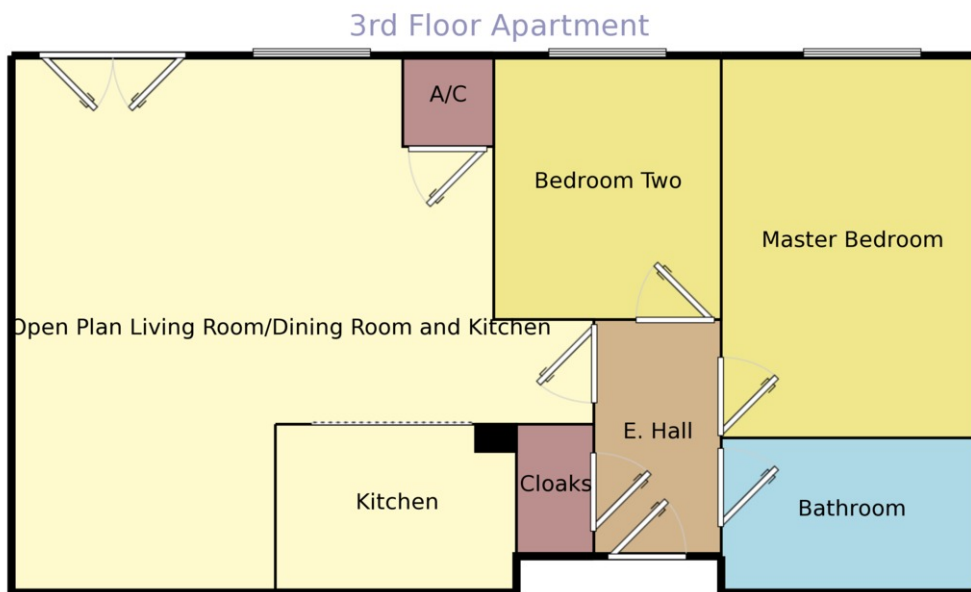
From our office proceed down the hill turning left at Waters Green and follow



For full EPC please contact the branch

the road under the railway bridge and straight across into Buxton Road (past Arighi Bianchi on the left). Ascend the hill taking the approximate fourth right into Union Road, where the Hovis Mill can be identified on the left hand side via the impressive security gated entrance. Once in the building take the lift to the 3rd floor and the apartment is found a short distance down the hall on the canal side.

FLOORPLAN



Measurements are approximate. Not to scale. For illustrative purposes only.

