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SALE

Rooftops

Sales Letting & Management



Flat 1 Upton Mount 125, Prestbury Road, Macclesfield, SK10

*** No Chain ***

Two Double Bedrooms

Private Parking

Investment

Communal Grounds

Energy Efficiency Rating C

PRIME LOCATION!! This extremely spacious two double bedroom, two bathroom lower ground floor apartment is situated in a prime location of Macclesfield, close to the town centre and mainline train station, yet within easy access to Prestbury village, Alderley Edge and outgoing roads to motorway networks. The apartment benefits from being the only apartment in the block to have direct access onto the communal garden from the lounge patio doors, a lovely setting with trees surrounding the property. Comprising; private entrance, large lounge with patio doors, very smart fitted kitchen with integrated oven, hob, dishwasher and fridge/freezer. Large master bedroom with En-Suite shower room, second double bedroom. Fabulous bathroom with shower over the bath. Utility room with plumbing for a washing machine and space for a dryer. Energy Efficiency Performance C. Council Tax Band C. Private Parking, Communal gardens.

Asking Price

£210,000

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Kitchen

3m (9' 10") x 3m (9' 10")

Laminate flooring, double glazed window, inset spot lights, range of wall and base units with marble effect worksurfaces over, chrome sink with mixer tap, induction hob, electric oven, extractor fan.

Lounge

4.25m (13' 11") x 4m (13' 1")

Continuation of the laminate flooring, double glazed door to the rear elevation, double glazed windows, inset spot lights, built in storage cupboard, radiators, power points.

Bedroom One

5m (16' 5") x 3m (9' 10")

Wooden door, double glazed window, carpet flooring, inset spot lights, radiator, power points.

Bedroom Two

3m (9' 10") x 3.4m (11' 2")

Wooden door, carpet flooring, double glazed window, inset spot lights, radiator, power points.

Bathroom

1.5m (4' 11") x 2m (6' 7")

Wooden door, tiled flooring, tiled walls, inset spot lights, double glazed window, bath with shower over, low level WC, pedestal wash hand basin, extractor fan.

Utility Room

Wooden door, laminate flooring, inset spot lights, double glazed window, central heating boiler, power points, radiator.

En-Suite

Walls and flooring tiled, walk in shower cubicle, low level WC, wash hand basin, inset spot lights, extractor fan.

Outside Space

Well maintained communal gardens, private 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 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

Floorplans



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.