





71, Beech Farm Drive, Macclesfield, Cheshire SK10 2EU

Occupying a pleasant and highly convenient position on Beech Farm Drive, this attractive ground floor apartment enjoys an excellent location within easy walking distance of Tytherington's local amenities, the picturesque Bollin Valley and Macclesfield town centre.

Offered with no onward chain and ready for immediate occupation, the well-presented accommodation comprises an entrance hall, a bright and spacious living room, a fitted kitchen, a generous double bedroom and a modern shower room. The property further benefits from uPVC double glazing throughout and electric storage heating, providing comfortable and low-maintenance living.

Externally, residents can enjoy well-maintained communal gardens together with ample resident parking.

This superb apartment represents an ideal opportunity for first-time buyers, downsizers or investors seeking a conveniently located home in a highly desirable residential area.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

Proceed out of Macclesfield in a northerly direction along Beech Lane (A538) in the direction of Tytherington. Just prior to the High School, take a right turning into Beech Farm Drive, where the property can be found on the left-hand side.

Viewing: By appointment with Holden and Prescott 01625 422244

Ground Floor

Communal Entrance Hall

Security Intercom system.

Private Entrance Hall

Security intercom system. Thermostatic control panel. Airing cupboard housing the hot water cylinder. Clothes rail and shoe cupboard. Wooden wall panelling. Dado rail. Laminate flooring. Electric wall heater.

Living Room

17'3 x 11'11

Laminate flooring. uPVC double glazed picture window. Electric wall heater.

Kitchen

12'00 x 7'00

Single drainer stainless steel sink with mixer tap and base unit below. an additional range of matching base and eye level units with contrasting work surfaces and tiled splashbacks. Integrated single oven. Integrated four ring electric hob with extractor hood over. Integrated fridge/freezer. Plumbing for automatic washing machine. Pull-out pantry style cupboard. Laminate flooring. uPVC double glazed window.

Bedroom

12'00 reducing to 9'10 x 11'11

Built-in cupboard. Laminate flooring. uPVC double glazed window. Electric wall heater.

Shower Room

Fully tiled corner cubicle with electric Mira shower over, a combined washbasin and W.C. vanity unit. Fully tiled walls. Tiled flooring. Underfloor heating. uPVC double glazed window. Chrome heated towel rail.

Outside**Gardens and Parking**

The property is set within well-maintained lawned gardens and there is ample residents parking to both the front and the rear.

Tenure

Leasehold - A term of 999 years from 1972. There is an monthly service charge of £106.16. Ground rent is included within this charge.

£122,500

HOLDEN & PRESCOTT

Ground Floor





