





4 The Bowmans, Victoria Road, Macclesfield, Cheshire SK10 3JA

Situated within the highly sought-after Bowmans development, this attractive ground-floor apartment occupies a pleasant position amidst beautifully maintained communal grounds. Conveniently located just off Victoria Road, the property offers easy access to Macclesfield town centre, the hospital, and an excellent range of local amenities.

Well presented throughout, the apartment provides an ideal opportunity for a purchaser to add their own personal style and create a home tailored to their tastes. The accommodation briefly comprises a welcoming entrance hall, a spacious open-plan living, dining and kitchen area, a principal bedroom with en-suite shower room, a second well-proportioned bedroom, and a separate contemporary shower room.

Externally, the property benefits from a nearby garage and an allocated parking space, adding further convenience.

The Bowmans is one of Macclesfield's most distinctive residential developments, offering residents exclusive access to superb leisure facilities, including a heated indoor swimming pool and a fully equipped gymnasium located within the building.

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 along Prestbury Road, turning left at the roundabout into Victoria Road. Follow this road for approximately a half mile and the Bowmans can be found on the right hand side. Visitor parking is available on the left as soon as you turn in.

Viewing: By appointment with Holden and Prescott 01625 422244

Communal Entrance

Ground Floor

Entrance Hall

Hardwood front door. Security intercom system. Built-in storage cupboard. Airing cupboard housing the hot water cylinder. Ceiling cornice. Recessed spotlighting. Engineered oak flooring. Electric storage heater.

Lounge

16'7 max x 14'2

Feature marble fireplace with timber surround and mantel. Ceiling cornice. Wall light points. Engineered oak flooring. uPVC double glazed windows. uPVC double doors opening onto the rear garden. Electric storage heater.

Kitchen

8'5 x 6'6

One and a half bowl 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 Neff oven with four ring Neff induction hob and extractor hood over. Integrated fridge/freezer. Plumbing for washing machine. Plumbing for washing machine. Recessed spotlighting. Engineered oak flooring. Extractor fan.

Dining Area

8'5 x 6'5

Hardwood double glazed windows. uPVC double doors opening onto the rear garden. Engineered oak flooring. Electric Storage Heater.

Bedroom One

14'2 x 10'11 max

Floor to ceiling fitted wardrobes. Ceiling cornice. T.V. aerial point. Hardwood double glazed window. Engineered oak flooring. Electric storage heater.

En-suite Shower Room

Fully tiled cubicle with thermostatic rainfall and additional shower attachment over. Washbasin with mixer tap and vanity storage cupboard below. Low suite W.C. Wall-mounted mirror-fronted bathroom cabinet. Recessed spotlighting. Extractor fan. Fully tiled walls. Tiled flooring. Electric storage heater.

Bedroom Two

10'00 max x 8'7

Fitted wardrobe. Engineered oak flooring. Hardwood double glazed window. Electric Storage Heater.

Shower Room

The white suite comprises a fully tiled cubicle with thermostatic rainfall shower and additional shower attachment over, a combined washbasin and W.C. vanity unit with ample storage. Wall-mounted mirror-fronted bathroom cabinet. Storage cupboard. Recessed spotlighting. Extractor fan. Fully tiled walls. Tiled flooring. Electric storage heater.

Outside

Garage

17'10 x 8'10

Accessed via an up and over door a brick built garage is located at the rear of the apartment block and marked with the number 4.

Gardens & Parking

The Bowmans is surrounded by well tended gardens which are maintained through the Management Charge.

Communal Gym & Pool

Within the basement of the Bowmans, there is a heated swimming pool and a gym area.

Tenure & Management

A term of 999 years from 1991. There is a peppercorn ground rent. There is a management fee of £161.00 PCM rising to £261.00 PCM after the first five years.

£220,000

Ground Floor





