



Bullock House, 99-101 Mill Lane, Macclesfield, SK11 8NP.
£122,000

Whittaker & Biggs Est. 1930

Flat 1, Bullock House, 99-101 Mill Lane, Macclesfield

This highly attractive and characterful period property has been converted to provide six individual apartments. We have been instructed to sell one of the ground floor apartments, which is located at the rear of the building. The property has had numerous recent improvements including the installation of a new suite within the shower room, re-decorating and new flooring in both the apartment itself, and within the communal entrance, which serves just two properties. The kitchen has also been enhanced recently. The accommodation, which is warmed by gas central heating, briefly comprises; communal entrance hall, private entrance hall with storage, a good sized living room with an attractive fireplace, a fitted kitchen, a double bedroom with built-in wardrobes and, the afore mentioned, modern shower room/wc. Outside, there is a handy carparking area for residents. The property enjoys a highly convenient location being within striking distance of the town centre and station and forms part of the town centre conservation area. There is also the bonus of a long lease of 999 years from 2006 and an A band council tax classification. There is no onward chain involved with the sale of this property and would suit both first time buyers and investors alike. Viewing highly recommended.



ACCOMMODATION

Communal Entrance Hall

Composite door to rear of the development. Re-decorated and re-carpeted.

Private Entrance Hall

Built in cloaks cupboard.

Living Room 12' 1" x 11' 9" into recess (3.68m x 3.59m)

Sash window with secondary glazing, double glazed window, brick fireplace with wooden lintel over, radiator.

Kitchen 7' 9" x 5' 11" (2.35m x 1.8m)

Fitted kitchen units to base and eye level, integral gas hob and oven with extractor fan over, plumbing for washing machine, space for fridge, stainless steel sink unit with mixer tap, cupboard housing Baxi combi boiler, double glazed window.

Bedroom 11' 11" x 11' 10" into wardrobes (3.64m x 3.61m)

Sash window with secondary glazing, feature window, radiator, two built in wardrobes with cupboards over.

Shower Room

Shower enclosure with mixer shower and shower boarding, vanity sink and W.C. unit with push button flush, towel radiator, extractor fan, mirror with lighting, double glazed window.

Note:

Council Tax Band: A

EPC Rating: D

Tenure: Leasehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Directions

From our office turn right opposite the train station onto Sunderland Street. At the traffic lights turn left into Mill Lane. Proceed through the next set of traffic keeping right and the property is then located on the right just before the turning for Mill Road.

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