



Flat 1, Parklea, Fence Avenue, Macclesfield, SK10 1LT.
£244,950

Whittaker & Biggs Est. 1930

Flat 1, Parklea 8, Fence Avenue, Macclesfield

We are pleased to be able to offer for sale this fabulous and beautifully presented two double bedroom duplex apartment, which is located along this ever popular road and has an aspect over towards Victoria Park. The apartment forms part of this highly attractive period property and many of the characterful features are still found within. A spiral staircase connects the ground floor living space with the lower ground floor area and there are double doors, which lead to a private paved patio garden. There is also an allocated parking space. The spacious accommodation, which has is warmed by central heating, briefly comprises; communal entrance hall, 21ft private hallway with arch and intercom system, and a stunning 20ft living room with large bay window and the spiral staircase. There are also two double bedrooms, one having a full en-suite bathroom and the other having a contemporary en-suite shower room. At the lower ground floor level there is a stunning open plan dining kitchen providing access out to the patio area, a laundry room, a separate WC and a useful further room, which could be used for a study/gym/ guest room etc. The double patio doors also serve as a handy way to bring in the shopping into the kitchen! This highly appealing and unique home is situated in a very convenient location, with the train station and town centre being within walking distance. Viewing highly recommended.



ACCOMMODATION

Communal Entrance

Stone steps. Tiled storm porch. Stained glass front door. Stained glass window. Private entrance door.

Private Entrance Hall

A very impressive hallway with a shelved storage alcove. Feature arch and ornate detail to ceiling. Security intercom.

Living Room 20' 0" into bay x 13' 11" (6.1m x 4.25m)

Large feature bay window to front with aspect towards Victoria Park. Ornate coved ceiling. Spiral staircase leading down to the dining kitchen. Radiator. Decorative fireplace with tiled hearth.

Bedroom One 16' 0" into bay x 10' 10" (4.88m x 3.31m)

Large feature bay window to side. Built-in storage cupboard with shelves and drawers.

En-suite Bathroom 8' 8" x 6' 9" (2.64m x 2.05m)

Fully tiled and fitted white bathroom suite comprising panel bath with mixer overhead shower, push button low level w.c. and hand wash basin. Tiled floor. Recess lighting. Window to rear. Towel radiator.

Bedroom Two 13' 5" into bay x 12' 4" (4.10m x 3.77m)

Large feature bay window to side. Ornate coved ceiling. Recess lighting. Built-in wardrobes with matching central doors into en-suite.

En-suite Shower Room

Fully tiled walls. Shower cubicle housing thermostatically controlled shower, push button low level w.c. and feature circular hand wash basin. Tiled floor. Recess lighting. Towel radiator.

Lower Ground Floor

Dining Kitchen 19' 1" x 12' 10" (5.81m x 3.92m)

Fitted range of units to base and eye level with feature coloured acrylic splash-backs. Work surface incorporating twin sink units with mixer tap. Recessed lighting. Built-in

stainless steel double oven and hob with extractor hood above. Integrated dishwasher. Space for dining table. Tiled floor. Double doors leading out to private patio. Radiator.

Laundry Room 6' 7" x 4' 9" (2m x 1.44m)

Fitted cupboard with space/plumbing for washing machine. Tiled floor. Recess lighting.

Study/Gym/Guest Room 10' 1" x 6' 7" (3.07m x 2.0m)

Window to side. Recess lighting. Built-in cupboard housing gas fired central heating combination boiler. Tiled floor.

W.C

Low level w.c. with concealed cistern. Hand wash basin. Tiled floor. Extractor fan.

Outside

Private paved patio area with white washed/brick walling surmounted with wrought iron railings. A tarmac driveway leads to an allocated parking space.



Note:
Council Tax Band: D



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 left opposite the train station and continue through the traffic lights under the railway bridge onto Buxton Road. Take the second turning on the left into Fence Avenue where the property can be found on the right.

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