Whittaker & Biggs
Est. 1930
Rostons Group









Flat 3 Thornton Square, Macclesfield, Cheshire, SK11 7XZ

Asking Price £165,000

- A beautifully presented and exceptionally spacious three-bedroom maisonette
- An impressive 19ft living room provides a generous space to relax and entertain
- No onward chain
- A stylish modern kitchen and a pristine contemporary bathroom
- Good-sized garage and communal parking area

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Flat 3 Thornton Square, Macclesfield SK11 7XZ

A beautifully presented and exceptionally spacious three-bedroom maisonette, enviably positioned above the shops and amenities at Thornton Square, offering versatile accommodation arranged over two floors and the added advantage of a substantial garage.

Having been significantly improved by the current owners, the property is presented to an excellent standard throughout, with a stylish modern kitchen, a pristine contemporary bathroom, fresh décor and new flooring. Further benefits include double glazing and a modern gas central heating boiler.

The layout is particularly appealing, with the main living accommodation on the lower floor and the bedrooms and bathroom situated upstairs, creating a layout that feels much more like a traditional house than an apartment. The impressive 19ft living room provides a generous space to relax and entertain, while the fitted kitchen incorporates integrated appliances. Upstairs, there are two well-proportioned double bedrooms,

3 1 1 D

Council Tax Band: A







Entrance Hall
Radiator. Laminate flooring. Double glazed window and door. Storage cupboard. - Size : -

Living Room
19'0" x 11'10" Maximum into widest point (
A great sized reception room big enough to incorporate a dining table if required. Two radiators. T.V point. Three double glazed windows. - Size : - 19' 0" x 11' 10" Maximum into widest point (5.78

Kitchen
11'1" x 7'2"
A modern range of fitted kitchen units to base and eye level. Tiled splash backs. Gas hob. Electric oven. Sink unit with mixer tap. Worcester gas central heating combination boiler. Integrated fridge/freezer. Integrated washing machine. Double glazed window. Laminate flooring. - Size : - 11' 1" x 7' 2" (3.37m x 2.19m)

W.C.
6'2" x 5'9"
Push button w.c. Pedestal wash basin. Laminate flooring. Double glazed window. Ladder towel rail. - Size : - 6' 2" x 5' 9" (1.88m x 1.74m)

Landing
An airy landing area with spindled balustrade. - Size : -

Bedroom One
11'11" x 10'3" plus wardrobe and alcove (
Two double glazed windows. Built-in wardrobes. Radiator. - Size : - 11' 11" x 10' 3" plus wardrobe and alcove (3.63m

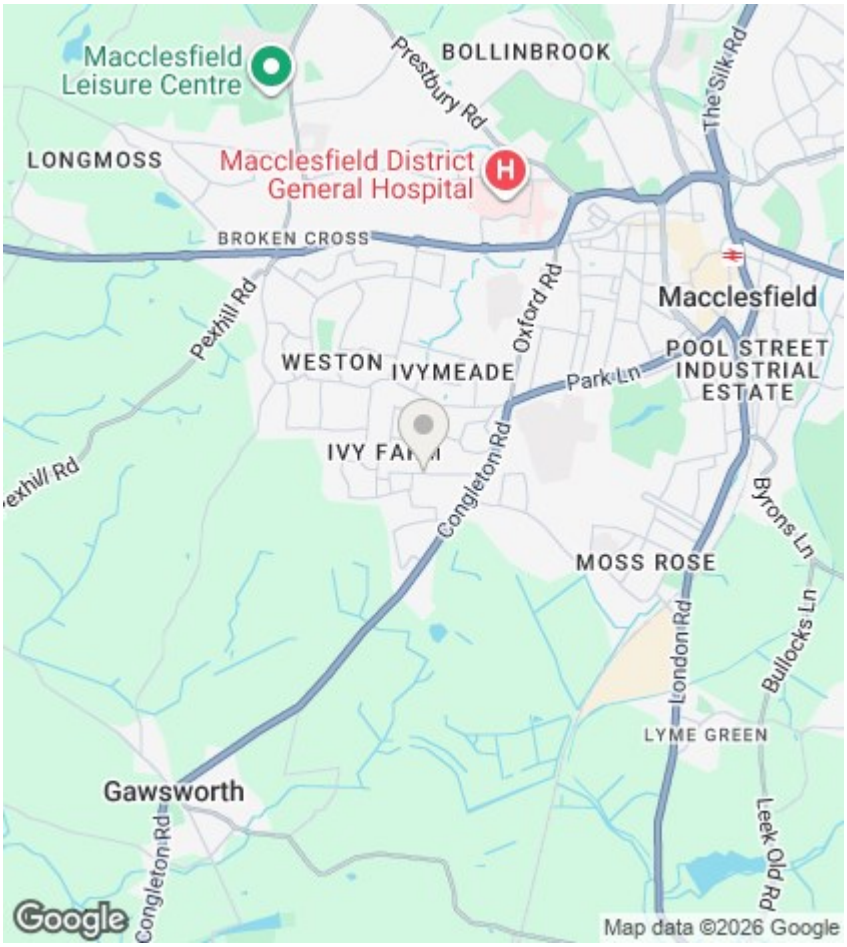
Bedroom Two
10'1" x 9'0" Plus wardrobe and alcove
Two double glazed windows. Radiator. Built-in wardrobes. - Size : - 10' 1" x 9' 0" Plus wardrobe and alcove (3.07m x

Bedroom Three
9'1" x 6'2" plus entrance and cupboard (
Double glazed window. Radiator. - Size : - 9' 1" x 6' 2" plus entrance and cupboard (2.77m

Bathroom
A contemporary bathroom with tiled walls. Paneled bath with mixer tap/shower attachment with two shower heads. Vanity sink unit. Push button w.c. Ladder towel rail. Double glazed window. - Size : -

Garage and parking
18'1" x 8'2"
A rare commodity to find a garage on offer with an apartment! Double doors to front. Lighting. Parking area for residents and businesses within the parade. - Size : - 18' 1" x 8' 2" (5.5m x 2.5m)

MORTGAGE ENQUIRIES WELCOME – LENDING RESTRICTIONS
Due to the property's position above a commercial hot-food takeaway, mortgage availability may be limited. Prospective purchasers are advised to seek independent mortgage advice to establish whether suitable lending is available before proceeding. Cash buyers are also welcome.



Directions

From this office turn right opposite the railway station into Sunderland Street. Proceed through the traffic lights and across the mini roundabout onto Park Lane. At the traffic lights, at the Flower Pot, turn left onto Congleton Road. Take the second turning on the right into Thornton Avenue. Thornton Square is found on the left. Access the apartment to the rear of the parade of

Viewings

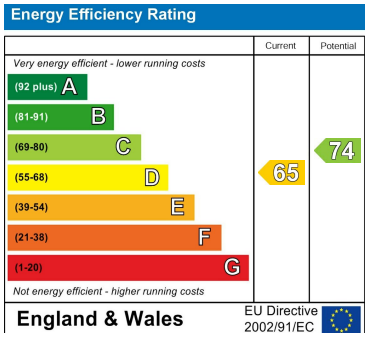
Viewings by arrangement only. Call 01625 430044 to make an appointment.

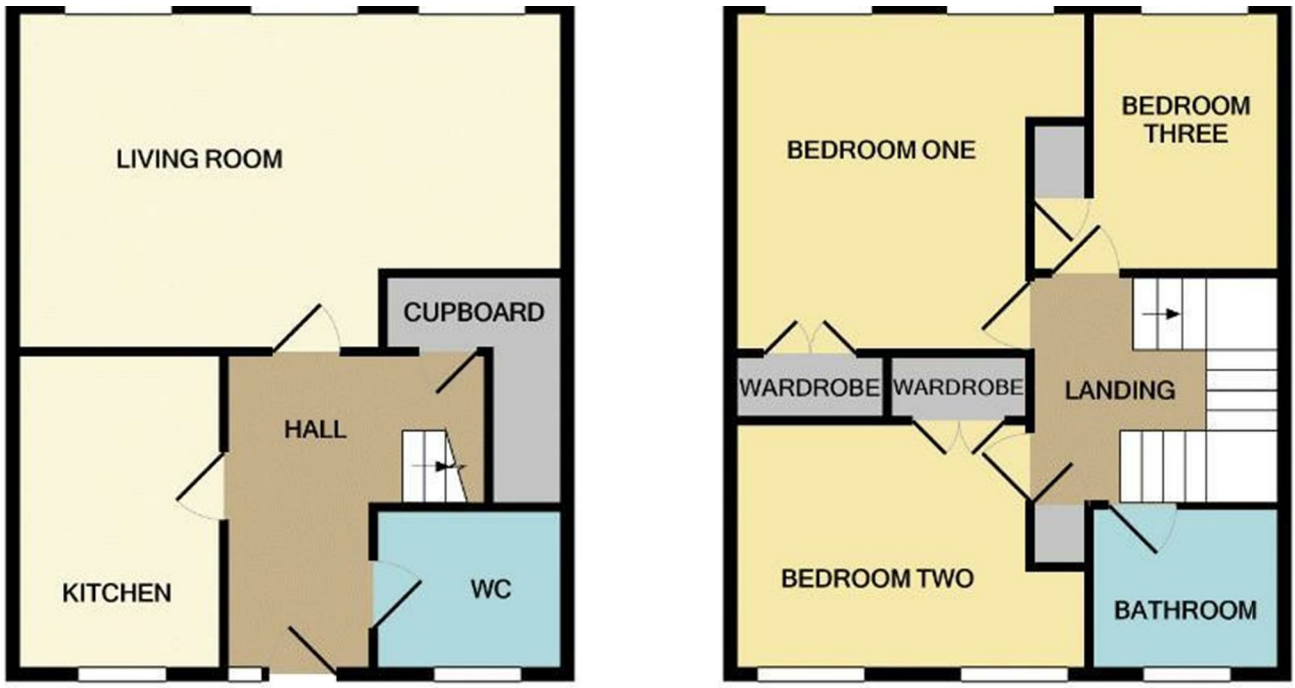
EPC Rating:

D

Photo Editing Disclaimer:

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GROUND FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 432 SQ.FT.
(40.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 865 SQ.FT. (80.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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