



Heyden Close, Macclesfield, SK10 3GJ.  
£115,995 Discounted Price

Est. 1930  
**Whittaker  
& Biggs**

## Apt 4, 14 Heyden Close, Macclesfield

Available to purchase under the 'Discounted for Sale' scheme, this two bedroom, two bathroom ground floor apartment offers excellent value. The property, which is for sale with a discount of 37.3%, is only available to first time buyers who live or work in the borough of Macclesfield (other eligibility criteria also apply). The handy position on the ground floor is an obvious advantage, particularly given the double doors, which open out to the front - ideal for bringing in the shopping bags! The accommodation within the apartment is spacious and well-planned and briefly comprises; private hallway with storage, a 14ft living room, fitted kitchen, two well-proportioned bedrooms (the principle bedroom having an en-suite shower room/wc) and a family bathroom. The property is warmed by gas central heating and has double glazing. Outside, as well as the allocated parking space, there are also several visitor parking spaces, a communal garden area and a bike lock-up/store. The location on Jasmine Park is a popular one, being on the Broken Cross side of Macclesfield and, therefore, providing easier access out towards Alderley, Wilmslow and Knutsford etc. There are also handy local shops close-by. We do find properties being sold under this scheme are particularly popular so please do arrange a viewing as soon as you can.



## ACCOMMODATION

### Communal Entrance

Security entry system. Tiled floor. Stairs to upper floors.

### Entrance Vestibule

Radiator, space for hanging coats.

### Entrance Hall

Built in storage cupboard, radiator.

**Living Room** 14' 2" x 11' 0" plus recess and bay (4.31m x 3.35m)

Double glazed patio doors to front, double glazed window to side, tv point, radiator, laminate floor.

**Kitchen** 7' 9" x 7' 5" (2.36m x 2.25m)

Double glazed window to side, fitted kitchen units to base and eye level with contrasting worktops/up stands, tiled splash-backs, electric hob with stainless steel extractor over, electric oven, plumbing for washing machine, stainless steel sink with mixer tap, gas central heating boiler, space for upright fridge/freezer.

**Bedroom One** 11' 9" into wardrobes x 8' 6" (3.58m x 2.6m)

Double glazed window to front, built in wardrobes, radiator.

### En-suite

Tiled shower enclosure with sliding door and mixer shower, pedestal wash basin, push button wc, tiled walls and floor, radiator, extractor fan.

**Bedroom Two** 11' 11" x 6' 0" (3.64m x 1.83m)

Double glazed window to front, radiator.

### Bathroom

White suite comprising of a panelled bath, push button low level WC, pedestal wash basin, tiled flooring, radiator.

### Outside

A handy allocated parking space and several visitor parking spaces, communal garden areas and bike lock-up/store area.

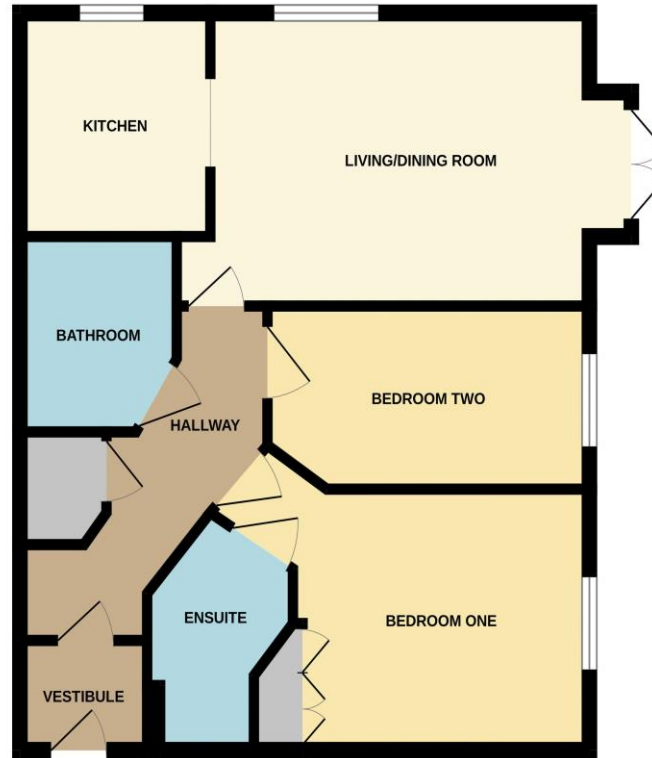
Note:

Council Tax Band: B

EPC Rating: C

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

Proceed out of Macclesfield along Chester Road. At the Broken Cross roundabout continue over into Chelford Road and take the first right into Whirley Road. Take the second right into Jasmine Avenue and the first right into Heydon Close where the apartments are located at the far end of the road.

**IMPORTANT:** Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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