

TO BE LET PART FURNISHED

A BRIGHT AND SPACIOUS TWO DOUBLE BEDROOM APARTMENT WITH  
ALLOCATED PARKING IN A PLEASANT CUL DE SAC LOCATION



42 PICKENHAM CLOSE, MACCLESFIELD, CHESHIRE SK11 8XF

**£950 pcm**

## 42 PICKENHAM CLOSE, MACCLESFIELD, CHESHIRE SK11 8XF

This bright and spacious, first floor apartment offers modern accommodation with a high level of privacy. There is a large living area with patio doors, an attractive modern kitchen with dining space, along with two well proportioned double bedrooms and a modern family bathroom. Tasteful decor complements the modern fixtures throughout.

There is a pleasant, well maintained communal garden to the rear, whilst at the front there is allocated parking provision for one vehicle, with further allocated parking available for visitors.

The property is in a very pleasant cul de sac setting that lies close to Macclesfield town centre which offers comprehensive shopping facilities plus a mainline rail station. There are local shops, schools and Macclesfield South Park are nearby and conveniently located for Macclesfield College. Manchester Airport is approximately 30 minutes drive away.

The accommodation has full gas fired central heating, uPVC double glazing and comprises in more detail:

### FIRST FLOOR:

#### ENTRANCE VESTIBULE

#### HALLWAY

Built in store cupboard.

#### LIVING ROOM

16'4" x 10'5" (4.98m x 3.18m) Television aerial point. Central heating radiator. Patio doors.

#### KITCHEN DINER

12'1" x 7'6" (3.68m x 2.29m) Attractive modern units to floor and wall with worktops incorporating stainless steel sink and 4 ring gas hob with extractor hood. Electric oven, washing machine, fridge/freezer and dishwasher. Gas fired central heating boiler. Central heating radiator.

#### BEDROOM NO.1

12'9" x 10'2" (3.89m x 3.1m) Fitted wardrobes. Central heating radiator.

#### BEDROOM NO.2

12'1" x 11'1" (3.68m x 3.38m) Central heating radiator.

#### BATHROOM/WC

5'7" x 12'2" (1.7m x 3.7m) Modern white suite comprising panelled bath with electric shower, pedestal washbasin and low level WC. Heated towel rail.

### OUTSIDE:

Large communal garden to rear with allocated parking for one vehicle to front.

<u>SERVICES:</u>	All mains services are connected.
<u>COUNCIL TAX BAND:</u>	'C'
<u>AVAILABILITY:</u>	Subject to the usual references, the property is available for a minimum term of 6 months.
<u>RENT:</u>	£950 per calendar month.
<u>TENANCY INFORMATION:</u>	In accordance with the Tenants Fee Act 2019 information relating to Permitted Payments and Tenant Protection can be found on our website <a href="http://www.michael-hart.co.uk">www.michael-hart.co.uk</a> .
<u>VIEWING:</u>	By appointment with the AGENTS Michael Hart & Company.
<u>DIRECTIONS:</u>	From Macclesfield centre follow signs for Congleton on the A536 Park Lane. Pass through the traffic lights at the 'Flower Pot' public house onto Ivy Lane, Turn right onto Kendal Road, then left onto Pickenham Close. Number 42 can be found at the top of the cul-de-sac.
<u>ENERGY RATING:</u>	EPC-'TBC'

#### SURVEYS AND VALUATIONS

Should you require a Valuation, RICS Level 2 (Homebuyers) Survey and Valuation, or a Level 3 (Building) Survey for a property that you are buying, please contact Andrew Hart (01625 575578). We will be pleased to provide a quotation and offer advice on the different levels of valuation/survey available. (Please note that we are unable to provide this service for properties being offered for sale through our agency).

#### ***Please take note of these points***

No tests of any appliances or fittings held with the property offered for sale have been made. Purchasers should satisfy themselves as to the suitability or workability of these. The property is offered subject to not being sold, let or withdrawn on receipt of reply and although the above particulars are believed to be accurate, they are not guaranteed and do not form a contract. Neither Michael Hart & Co Ltd. nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact, and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.



