




£215,000

Viewing: By appointment through agent



12a Bluebell Mews
Macclesfield

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SK10 2GG

- A well proportioned two bedroom ground floor apartment
- Lovely well kept communal gardens and parking
- Suitable for those aged 55 years and over
- Great location in Tytherington, close to local amenities



1



2



1

A spacious beautifully presented modern ground floor apartment offering lovely light and airy accommodation. Two good size double bedrooms, lounge/dining room, kitchen and a shower room.

A well presented spacious ground floor apartment forming part of this extremely popular development built to a most appealing design in old Cheshire brick.

The apartment is suitable to those aged 55 years and over and stands in fabulous, well maintained communal grounds and also benefitting from communal parking.

The accommodation, in brief, comprises of a communal entrance hall leading to the properties private entrance hall having a good sized walk in storage cupboard and an airing cupboard. The open plan dining room/lounge is lovely and light with a large bay window and a further side window. There is ample room for both sitting and dining. The main focal point of this room is a great marble fireplace with matching hearth housing an electric fire.

The kitchen has a range of oak units with a Zanussi oven, hob and extractor fan over. There is a cupboard housing the gas fired central heating boiler and a window to the rear aspect.

There are two bedrooms both of which have fitted wardrobes and a window to the front aspect. The master bedroom is of a good size.

The shower room is attractively fitted in a three piece suite having a walk in shower.

Outside the property has communal gardens and parking.

LOCATION

Tytherington is situated a few minutes drive from Macclesfield Town Centre (with direct rail links to London under two hours) and offers excellent transport links to Manchester International Airport. Predominantly a residential area it has a small shopping centre with supermarket, post office, hairdressers and other sole traders. It also boasts the highly regarded Tytherington Links Development made up of attractive modern homes and also the Tytherington Club which offers an 18 Hole Championship Golf Course and state-of-the-art leisure facilities.

DIRECTIONS

SAT NAV - SK10 2GG. Cavendish Close is located off Dorchester Way. Follow the road around to the right and Bluebell Mews is located at the end of the road.

IN FURTHER DETAIL THE ACCOMMODATION COMPRISES

GROUND FLOOR

Reception



Kitchen



FIRST FLOOR

Bedroom 1



Bedroom 2



Bathroom



OUTSIDE



TENURE

We are informed by our client that the property is leasehold with a residue of 87 years and subject to a ground rent of £50 per annum. The service charge for the maintenance of all communal areas is currently levied at £1740.86 per annum. Prospective purchasers are advised to confirm these points with their solicitor

SERVICES (NOT TESTED)

Services have not been tested and you are advised to make your own enquiries and/or inspections.

LOCAL AUTHORITY

Cheshire East Band C

VIEWING

Viewing strictly by appointment through the Agents.

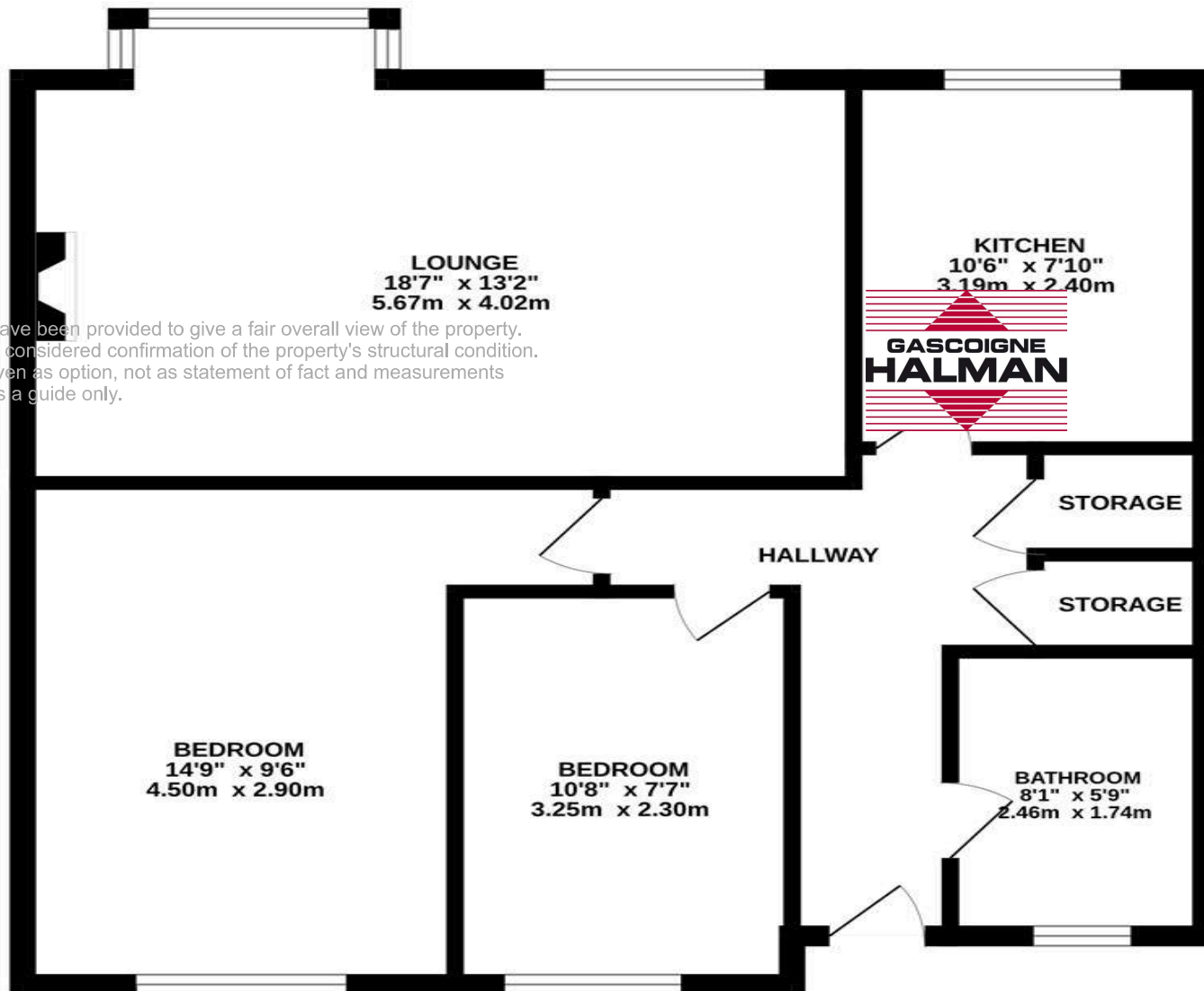
Energy Performance Rating

EPC Rating C

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan

GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.



These particulars have been provided to give a fair overall view of the property. They should not be considered confirmation of the property's structural condition. Descriptions are given as option, not as statement of fact and measurements are approximate, as a guide only.



TOTAL FLOOR AREA : 675 sq.ft. (62.7 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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