



**GASCOIGNE
HALMAN**

85 KELLY SMITH WAY, MACCLESFIELD

THE AREAS LEADING ESTATE AGENT



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440,000.00

Stylish 3-bed Kennett at Kings Park, Macclesfield. ready to move into NOW! Features bay-fronted lounge, kitchen/diner with French doors to garden, top-floor en suite bedroom, garage and EV charger. PX, 5% deposit contribution and flooring included. Don't miss this modern family home!





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Welcome to The Kennett, a splendid three-storey house located at 85 Kelly Smith Way in the charming town of Macclesfield, Cheshire. This modern property offers a perfect blend of comfort and style, making it an ideal choice for families or those seeking a spacious home.

As you enter, you are greeted by a delightful bay fronted lounge, providing a warm and inviting atmosphere. The ground floor also features a well-appointed kitchen/diner, complete with elegant French doors that open directly into your private garden, allowing for seamless indoor-outdoor living. A convenient W.C is also located on this level, enhancing the practicality of the home.

Venturing to the first floor, you will find two generously sized double bedrooms, perfect for family members or guests, along with a family bathroom that caters to all your needs. The top floor is dedicated to the main bedroom, which spans the entire level, offering a luxurious retreat complete with its own en suite bathroom.

This property is designed with modern living in mind, boasting highly-efficient insulation to ensure comfort throughout the seasons. Additionally, it features a single detached garage, an electric car charging point, and a waste water heat recovery system, making it both eco-friendly and economical.

For those considering a move, part exchange is available, and a 5% deposit contribution along with flooring is offered, making this an attractive opportunity. The Kennett is not just a house; it is a home where memories can be made. Don't miss the chance to make this exceptional property your own.

Plot 162
Freehold
EPC rating TBC
Council Tax TBC
10 year structural warranty
2 year builders defect
Management fee £139.77PA

Kitchen / Dining - 4.72m x 3.18m (15'6" x 10'5") - Modern Kitchen and dining area

Lounge - 4.98m x 3.71m (16'4" x 12'2") - Great for relaxing

Wc - 1.55m x 1.02m (5'1" x 3'4") -

1st Floor -

Bedroom 2 - 4.14m x 2.64m (13'7" x 8'8") - Double bedroom

Bedroom 3 - 3.63m x 2.64m (11'11" x 8'8") - Double bedroom

Bathroom - 2.49m x 1.98m (8'2" x 6'6") - Family Bathroom

2nd Floor -

Bedroom 1 - 6.68m x 4.72m (21'11" x 15'6") - Double bedroom - access to ensuite

Ensuite 1 - 2.49m x 1.17m (8'2" x 3'10") - Access to ensuite from bedroom 1

DIRECTIONS

Postcode For Satnav: SK10 1GP

NOTICE Gascoigne Halman for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Gascoigne Halman has any authority to make or give any representation or warranty whatever in relation to this property.

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