



1 John Street, Macclesfield, SK11 8BN

Prices from £332,500

*** Only 1 Plot Available***

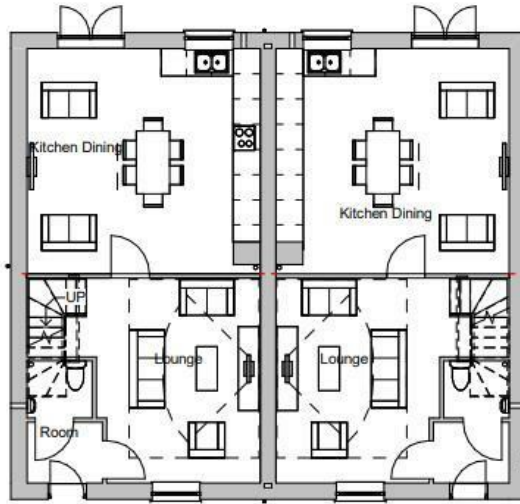
John Street, Macclesfield, SK11 8BN

A rare opportunity to purchase a modern, new build family home in a much sought after and convenient location. Currently under construction this new build property is expected to be build complete by Q4 2023 and will provide 1150sq ft of well thought out and comfortable living accommodation arranged over 2 floors. Fitted to a high specification throughout and benefitting from all the benefits that new builds have to offer this is a perfect opportunity for those wanting convenience and quality.

The accommodation briefly comprises: Entrance Hallway, Downstairs Cloakroom, Lounge with stairs to 1st Floor, Kitchen/Diner/Family area fitted with a modern Kitchen and integrated appliances, French doors to rear Garden, first floor Landing, Main Bedroom and Ensuite, 2 further Double Bedrooms, Family Bathroom and a Study/Bedroom 4.

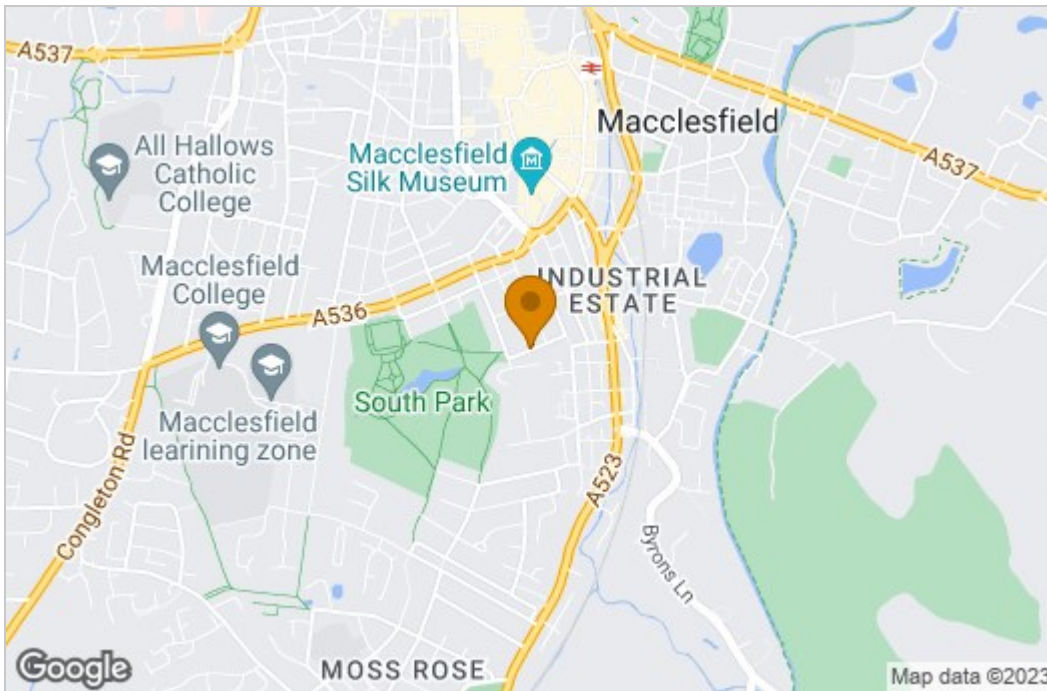
Externally, the property features a driveway with space for two cars and a good sized garden to the rear. The developers have included attention to detail in integrated appliances and home technologies to ensure this property offers an exceptional living experience.

Floor Plan



1 Ground Floor
1 : 100

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



www.cityrise.co.uk | lettings@cityrise.co.uk | 0113 360 9824

6 Britannia Street, Leeds, LS1 2DZ