



Kelly Smith Way, Cheshire, SK10 1GP

£440,000

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 & EV charger. PX, 5% deposit contribution & flooring included. Don't miss this modern family home!



85 Kelly Smith Way, Macclesfield, Cheshire, SK10 1GP

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 15'6" x 10'5"
(4.72m x 3.18m)

Modern Kitchen and dining area

Lounge 16'4" x 12'2" (4.98m x 3.71m)

Great for relaxing

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

1st Floor

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

Double bedroom

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

Double bedroom

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

Family Bathroom

2nd Floor

Bedroom 1 21'11" x 15'6" (6.68m x 4.72m)

Double bedroom - access to ensuite

Ensuite 1 8'2" x 3'10" (2.49m x 1.17m)

Access to ensuite from bedroom 1





