



# 11 Green Meadows, Kendal Road, Macclesfield, Cheshire, SK11 8PG

A delightful second floor apartment forms part of a popular development having been constructed by local builders Messrs Jones Homes. Close to local shops and within easy reach of Macclesfield's vibrant town centre and the train station. The apartment is well proportioned and offers spacious living accommodation and in brief the property comprises: communal hallway, vestibule, private entrance hall, living room featuring French doors with a Juliette balcony to the front aspect, dining kitchen, two double bedrooms and bathroom. Outside there are well tended communal gardens and allocated parking is available.

## £149,950

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield became the country's 'Silk' capital in the 1750's, whilst in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshire's finest countryside are close at hand. Intercity rail links to London Euston and Manchester Piccadilly can be found at Macclesfield and Wilmslow railway stations as well as commuter rail links to the local business centres.

#### Directions

From our office turn right at the junction opposite the railway station onto Sunderland Street. Proceed through the traffic lights and over the roundabout onto Park Lane. At the junction with the "Flower Pot" public house continue straight over onto Ivy Lane, follow the road for a short distance and at the bend turn left onto Kendal Road and then take the first turning into Green Meadows.

#### Communal Entrance Hall

Communal front door and security intercom. Stairs leading up to the first floor.

#### Second Floor

##### Private Vestibule

Cloaks hanging space with panelled door through to the entrance hall. Ceiling coving. Dado rails.

##### Entrance Hallway

Security entrance phone. Radiator. Large storage cupboard with shelving. Ceiling coving. Dado rails.

##### Living Room

16'5" x 10'6"

Spacious living room featuring French doors with a Juliette balcony and windows to the front aspect. Feature fireplace and surround. Laminate floor. Radiator.

##### Dining Kitchen

12'5" x 7'10"

Fitted with a range of base units with work surfaces over and matching

wall-mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and oven below. Space for a washing machine and upright fridge/freezer. Tiled splash backs. Space for a small table and chairs. Radiator. Window to rear aspect.

### Bedroom One

10'4" x 10'2"

Double bedroom fitted with a range of wardrobes. Window to the front aspect. Dado rail. Radiator.

### Bedroom Two

11'3" x 10'0"

Double bedroom with window to the rear aspect. Ceiling coving. Access to the loft space. Radiator.

### Modern Bathroom

Fitted with a white suite comprising; panelled bath with shower fitting off the taps, low level WC and vanity wash basin. Radiator. Airing cupboard with shelving. Part tiled walls.

### Outside

### Communal Gardens

Attractive lawned gardens, herbaceous borders and courtyard.

### Private Parking Space

Allocated parking space plus ample parking for visitors.

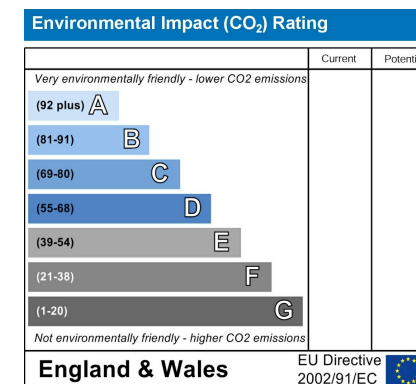
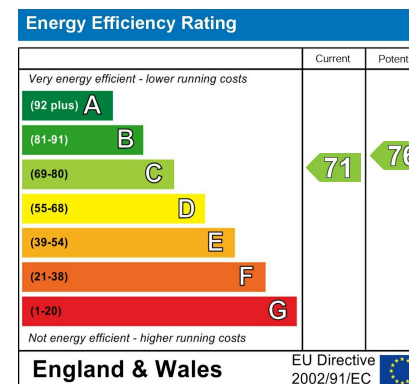
### Tenure

The vendor has advised us that the property is Leasehold.

We also believe the that the property is council tax band C.

The Management Charge is £420 per quarter

We would recommend any prospective buyer to confirm these details with their legal representative.





## GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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