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# 41 Bishopton Drive, MACCLESFIELD, Cheshire, SK11 8TS

TWO DOUBLE BEDROOM first floor apartment constructed by the highly acclaimed 'Jones Homes' in this ever popular purpose built development off Chester Road, near The Uplands. This spacious and well designed accommodation comprises in brief; communal entrance hall, private entrance hall, generous lounge with feature bay window, separate dining room with feature bay window, breakfast kitchen, two double bedrooms (both with fitted wardrobes) and a shower room. The accommodation is warmed by gas fired central heating and benefits from double glazed windows. Outside there are well tended communal grounds with private and allocated parking spaces

## £219,950

### 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 it still retains that heritage, in recent years it has grown to become a thriving business centre. Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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

Proceed out of Macclesfield along Chester Road passing the Fire Station on the left hand side. At the next roundabout take the third exit onto Bishopton

Drive. Continue onto Bishopton Drive taking the first left into the development, as you enter the development turn right and the apartment block is on the right hand side.

#### Entrance Lobby

The door can be found at the top of the stairs on the left identified by number '41'

#### Private Entrance Hall

Security intercom. Built in storage cupboard and double panelled doors opening to the built in cloaks cupboard. Ceiling coving. Dado rail. Radiator.

#### Bay Fronted Living Room

15'8" x 9'11"

Delightful living room featuring an electric fire and marble effect surround. Double glazed bay window. Ceiling coving. Dado rail. Radiator. Double doors fold completely back to dining room should one wish to have a through room when entertaining.

#### Dining Room with Bay Window

9'11" x 7'10"

Spacious dining room with double glazed bay window. Radiator. Door through to the kitchen.

### Breakfast Kitchen

13'11" x 7'9"

Fitted with an attractive range of high gloss base and wall mounted units with tiled splash backs. Inset one and a half bowl single drainer sink unit with mixer tap. Integrated with a comprehensive range of appliances including dishwasher, washing machine, fridge and freezer, all with matching cupboard fronts. "SMEG" four ring gas hob with concealed extractor hood over. Built in "SMEG" oven. Breakfast bar with stool recess. Recessed ceiling spotlights. Double glazed window. Radiator .

### Bedroom One

12'3" x 10'3"

Double bedroom with double glazed window. Fitted with a range of wardrobes. Radiator.

### Bedroom Two

10'1" x 8'0"

Double bedroom with double glazed window. Fitted wardrobe and additional wall mounted cupboards. Radiator.

### Shower Room

Fitted with a large shower cubicle, push button low level WC with concealed cistern and wash basin with fitted vanity cupboards. Double glazed patterned glass window. Recessed ceiling spotlights. Radiator.

### Outside

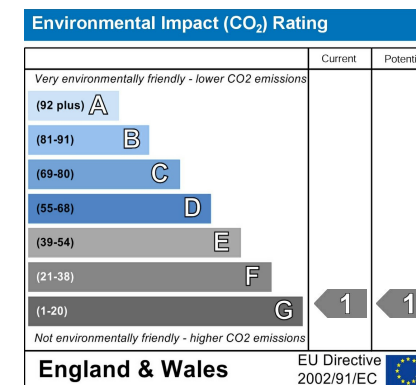
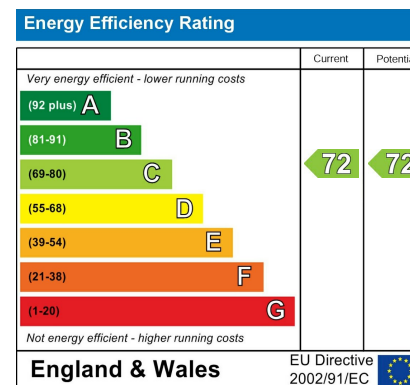
#### Parking and Communal Gardens

Externally, the apartment enjoys an open aspect to the front over the well-tended communal grounds, with both allocated and visitor parking to the rear.

#### Agents Noye

We are informed by the vendor that the property is Leasehold the management charge is £300 per quarter. The ground rent is £30 per year

NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is employed by Jordan Fishwick LLP Financial Services.





## GROUND FLOOR



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