



18 Shelbourne Mews, Macclesfield, Cheshire, SK10 3RS

Beautifully presented and immaculately maintained second floor apartment. In brief the property comprises of: Communal entrance hall, private entrance vestibule and hallway with double built in cloaks/storage cupboard, lounge with French doors and Juliette balcony to the front aspect, breakfast kitchen with a range of modern fitted units and appliances, two double bedrooms, both with fitted wardrobes and a stylish bathroom with a white suite and electric shower unit. Externally, Shelbourne Mews is surrounded by well-tended communal grounds and the residents enjoy the benefit of allocated car parking spaces.

£175,000

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 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

Leave Macclesfield along Victoria road, at the roundabout with Priory lane take the first left into Eldon Road. Continuing round the corner, Shelbourne Mews can be found on the left hand side. The apartment is located in the first block on the right hand side.

Communal Hall

Communal front door and security intercom. Stairs leading up to upper floors.

Private Entrance Lobby

Front door opens to an entrance vestibule with laminate wood floor and further door opening to the reception hallway.

Reception Hallway

Built in cloaks/storage cupboard with double doors. Telephone entry system. Radiator.

Living Room

16'3" x 10'8"

Spacious living room with double glazed French doors opening to the front aspect with a wrought iron Juliette balcony. Laminate wood floor. Radiator.

Kitchen/Dining

12'7" x 7'10"

Fitted with a range of base and wall mounted units with roll edged work surfaces over and tiled splash back, incorporating a single drainer stainless steel sink unit with mixer tap and drainer. Four-ring gas hob with extractor hood over and oven below. Integrated fridge/freezer with matching cupboard fronts and space for a washing machine. Built in cupboard housing the boiler. Extractor fan. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

Bedroom One

12'10" x 10'3"

Double bedroom with double glazed window to the front aspect. Built in floor to ceiling wardrobes with sliding mirror doors. Radiator.

Bedroom Two

11'4" x 10'3"

Double bedroom with double glazed window to the rear aspect. Built in floor to ceiling wardrobes with sliding mirror door. Access to loft space. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with electric shower unit over and screen to the side, push button low level W.C and pedestal wash hand basin. Part tiled walls and tiled floor. Chrome ladder style radiator. Extractor fan. Double glazed window to the rear aspect. Recessed ceiling spotlights. Airing cupboard housing the hot water cylinder.

Outside

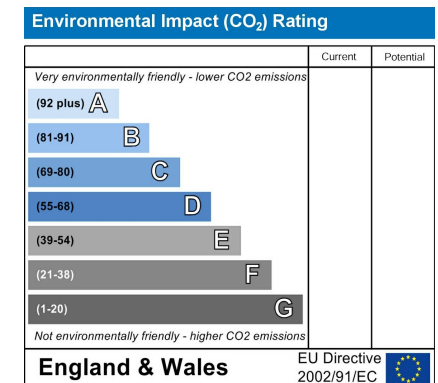
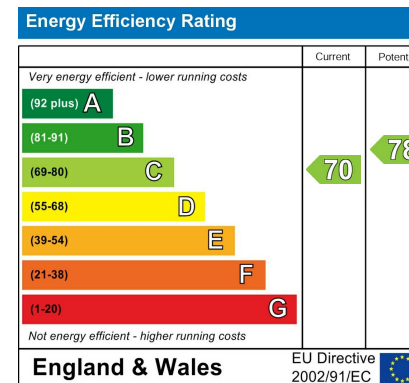
Externally there are well-tended communal gardens and grounds.

Parking

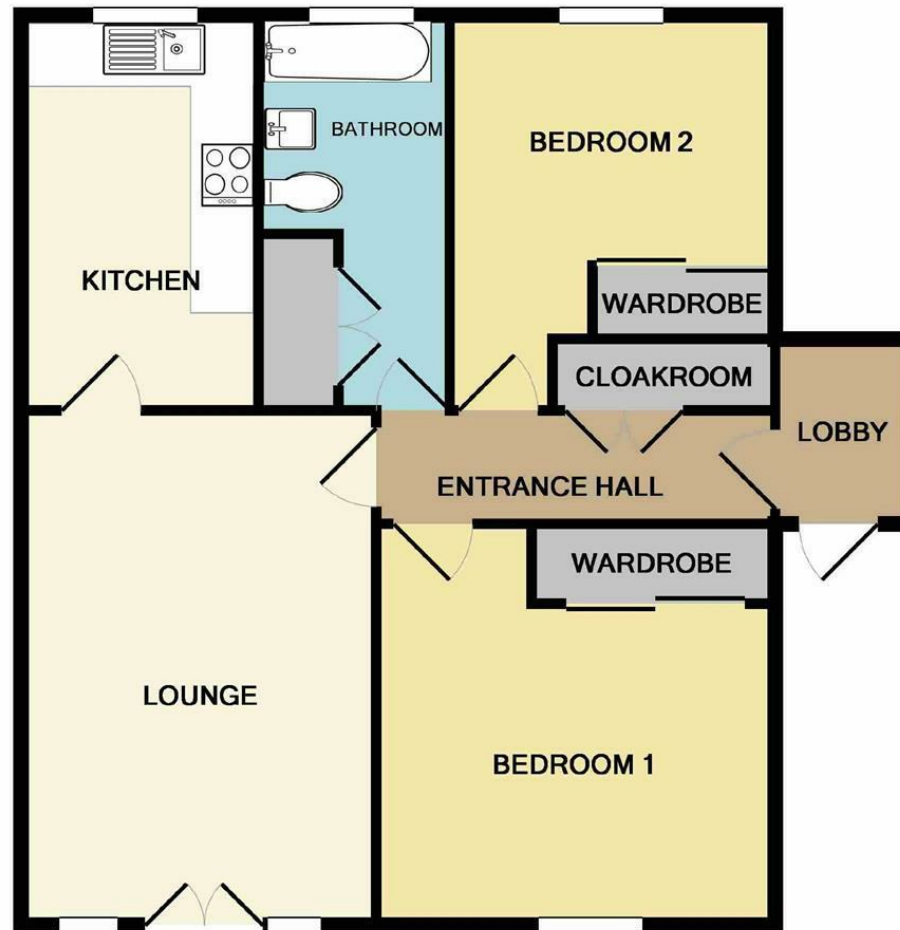
The property comes with 1 allocated parking space. There is also additional visitor parking.

Tenure

The vendor has advised us that the property is Leasehold and that the term of the lease is 125yrs from 1st January 1992. The vendor has also advised that the management fee is £440 per quarter and the ground rent is £75 per annum. The vendor has also advised us that the property is council tax band C. We would recommend any prospective buyer to confirm these details with their legal representative.







Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

