

jordan fishwick

PLOT 11, 3 CANAL STREET MACCLESFIELD SK10 1JG
£300,000

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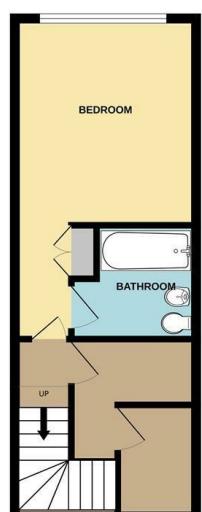
PLOT 11 ** BRAND NEW PROPERTIES (TYPE C) with a 10 YEAR BUILD WARRANTY ** These STYLISH TWO DOUBLE BEDROOM mews properties with STUNNING VIEWS OVER MACCLESFIELD are conveniently located within walking distance of local shops, Macclesfield Canal, the town centre and excellent public transport links. Forming part of a desirable development, these delightful homes are beautifully appointed throughout and complimented with fabulous, comprehensively fitted modern kitchens with many integrated appliances as well as a stylish en-suite bathrooms. The highly skilled team have given careful consideration to its detail to provide a perfect balance for the new occupants, resulting in a distinguished development. In brief the properties comprises; hallway, downstairs W.C. stylish open plan living/dining kitchen fitted. To the lower ground floor there is a double bedroom with a stylish en-suite bathroom. The first floor offers another spacious double bedroom with sliding patio doors open onto the roof terrace with far reaching views across Macclesfield and beyond and a stylish en-suite shower room. The property comes with an allocated parking space providing off road parking.



LOWER GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.

GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.

1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 961 sq.ft. (89.3 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
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- BRAND NEW HOUSES
- SKILLFUL AND UNIQUE DESIGN
- STYLISH KITCHEN, LUXURY BATHROOM AND EN-SUITE
- EPC RATING (NEW BUILD) COUNCIL TAX BAND TBC
- OFF ROAD PARKING
- ELECTRIC CAR CHARGING POINTS
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- CLOSE TO OPEN COUNTRYSIDE



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

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