



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

# 2, The Fairways, Walton Heath Drive, Macclesfield, SK10 2SR

A beautifully presented 2 bedroom ground floor apartment with views over Tytherington Links golf course.

## Guide Price £449,000

This two bedroom ground floor apartment in The Fairways development offers the discerning purchaser the opportunity to acquire a beautifully presented home, with direct access to the communal gardens, a designated garage and views over the Tytherington Links golf course.

The apartment is entered via a communal hallway and the accommodation briefly comprises: Entrance hall, large living dining room with feature fireplace and conservatory area, contemporary fitted kitchen with a wealth of integrated appliances, two good sized bedrooms (one en-suite), and a bathroom. A gas central heating system has been installed and the property is double glazed throughout.

The property is approached by electric operated gates and leads to the forecourt, providing ample hard-standing for motor vehicles and easy access to the garage with electrically operated up and over door. The communal gardens are beautifully maintained and landscaped, laid mainly down to lawn with well stocked borders, shrubs, mature and specimen trees, pergola seating area round the pond, enjoying beautiful views over the adjoining Golf Course.

Tytherington caters for most everyday needs, whilst more extensive facilities may be found in Prestbury, Macclesfield, Wilmslow and Alderley Edge, all within short driving distance. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 10 and 30 minutes drive of the property.

From our Prestbury Office proceed past St Peter's Church bear right at the railway bridge into Prestbury Lane. Prestbury Lane in turn leads into Heybridge Lane and continue to the T-junction. Bear right towards Macclesfield turning right at the roundabout into Dorchester Way. Proceed past Tytherington Golf & Country Club, turning right after a short distance into Walton Heath Drive. After approximately 500 yards The Fairways apartments can be found on the right hand side.

### ACCOMMODATION

#### COMMUNAL ENTRANCE HALL

With stairs leading to first and second floors.

#### ENTRANCE HALL

24'11 x 3'06

With Karndean flooring, cloaks cupboard with meters and shelving, phone entry system, alarm keypad, further store cupboard with shelving.

#### LIVING/DINING ROOM

21'05 x 16'07 (extending to 21'09)

With Karndean flooring, feature fireplace with ornate cast iron fire surround, tiled hearth and Living Flame gas fire, two radiators, conservatory area with glazed double doors leading out to a patio area and views over the adjoining golf course.

#### KITCHEN

14'0 x 9'08

Fully fitted with contemporary style units including base cupboards and drawers, wall cupboards and work tops, composite one and a half bowl sink and drainer unit with Quooker hot water tap, integrated appliances including dishwasher, washing machine, 5-ring ceramic hob and extractor, oven/grill, microwave/oven, warming drawer and full height fridge and freezer, cupboard housing Vaillant gas boiler, views over the adjoining golf course.

#### BEDROOM ONE

12'09 x 10'11

With fitted wardrobes and chest of drawers, radiator.

#### EN-SUITE

9'05 x 6'03

With shower enclosure, low level WC, vanity wash hand basin with cupboards below, panelled bath, heated towel rail, part tiled walls.

**BEDROOM TWO**

12'09 x 8'03

With radiator, fitted wardrobes, overhead cupboards and chest of drawers.

**BATHROOM**

9'05 x 6'03

With panelled bath, vanity wash hand basin with cupboards below, low level WC, shower enclosure, heated towel rail, part tiled walls.

**OUTSIDE**

Lovely communal gardens as previously mentioned.

**GARAGE**

18'0 x 9'05

With electrically operated up and over door.

**Tenure**

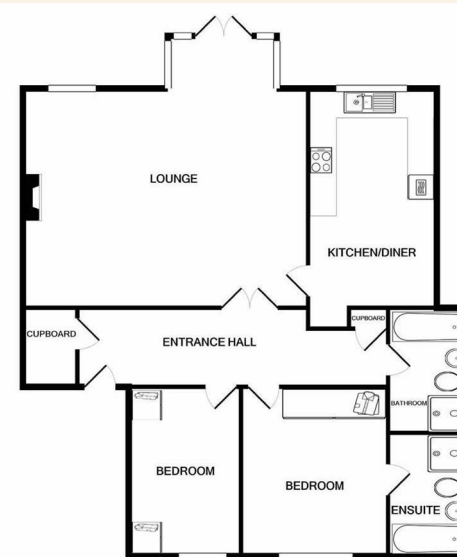
Leasehold. Interested purchasers should seek clarification of this with their solicitor.

**Viewings**

Strictly by appointment through the Agents.

**Possession**

Vacant possession upon completion.



TOTAL APPROX. FLOOR AREA 1080 SQ.FT. (100.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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**MISDESCRIPTIONS ACT 1967**

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