





# 5 Sutton Close, Macclesfield, SK11 7RW

**\*\* NO ONWARD CHAIN \*\*** An attractive mews property situated in Sutton Close, which is a small development of 2 & 3 bedroom properties. Set in a peaceful location overlooking the River Bollin yet very conveniently situated for the centre of Macclesfield and all its amenities. In brief the property comprises; entrance vestibule, living room, dining area and kitchen. To the first floor are three bedrooms and a bathroom. Externally, the property comes with one allocated parking space. To the rear is a private Westerly facing courtyard garden.

## £215,000

### 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 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

From our office in Waters Green Macclesfield, travel along Sunderland Street to Park Green and turn left at the traffic lights onto Mill Lane. At the next set of lights turn right onto Mill Lane A523 which becomes Cross Street. Continue through the lights at the junction with Byrons Lane (the road becomes London

Road at this point) and Sutton Close is a short distance along on the left hand side. The property will be found towards the head of the cul-de-sac on the left hand side.

#### GROUND FLOOR

##### Entrance Vestibule

Double glazed window to front aspect. Built in meter cupboard. Radiator.

##### Living Room

14'7 x 13'3

Double glazed window to the front aspect. Stairs to the first floor. Ceiling coving. Radiator.

##### Dining Area

10'4 x 7'7

Double glazed French doors to the garden. Understairs storage cupboard. Radiator.

##### Kitchen

10'4 x 6'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splashbacks. Sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a

washing machine and undercounter fridge. Boiler. Ceiling coving. Double glazed window to the rear aspect.

## FIRST FLOOR

### Landing

### Bedroom One

13'10 x 8'0

Double bedroom with double glazed window. Radiator.

### Bedroom Two

10'0 x 8'0

Good size bedroom with double glazed window. Access to the loft space. Radiator.

### Bedroom Three

6'8 x 5'8

Single bedroom with double glazed window. Built in storage cupboard. Radiator.

### Family Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

## OUTSIDE

### Parking

The property comes with one allocated parking space.

### Westerly Facing Garden

To the rear is a private Westerly facing courtyard garden.

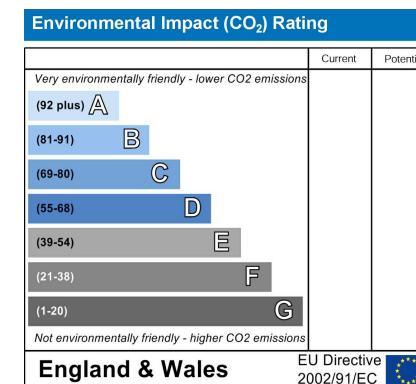
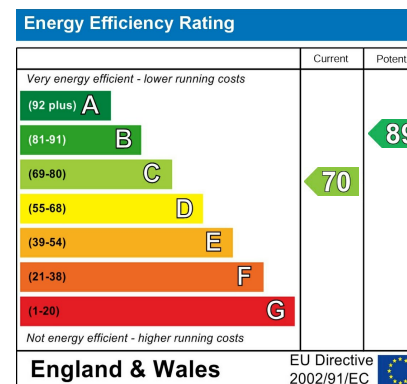
## TENURE

The vendor has advised that the property is Leasehold and that the term is 999 years from 1 January 1989. We also believe the council tax to be band C.

We would advise any perspective buyer to confirm these details with their legal representative.

### Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





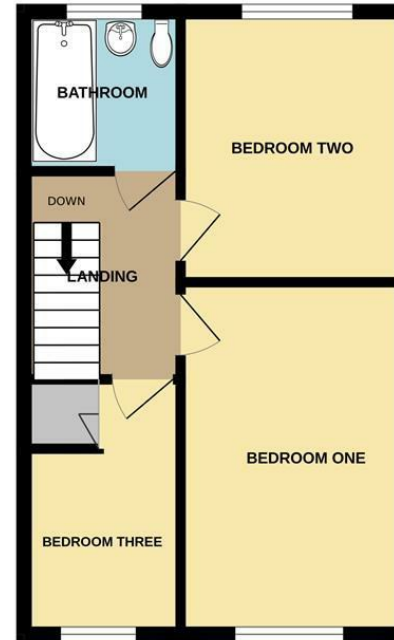




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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