
jordan fishwick

Plot 11, 7 Canal Street, Macclesfield, SK10 1JG

PLOT 11 ** BRAND NEW PROPERTIES (TYPE C) with a 10 YEAR BUILD WARRANTY ** These STYLISH TWO DOUBLE BEDROOM mews properties with STUNNING VIEWS OVER MACCLESFILED 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.

£300,000

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
Leaving Macclesfield town centre up Buxton Road, take the second right onto Green Street, then right onto Canal Street where the property will be found on the left hand side.

Entrance Hallway
Spacious hallway with stairs to the first floor and lower ground floor. Door to downstairs WC and open plan living/dining kitchen. Recessed ceiling spotlights. Contemporary radiator.

Downstairs WC
Fitted with a push button low level WC and vanity wash hand basin with mixer tap. Tiled floor. Recessed ceiling spotlight. Double glazed window to the front aspect. Radiator.

Open Plan Living/Dining Kitchen
19'3 x 11'0

Kitchen
9'3 x 11'0
Fitted with a modern range of base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Four ring electric hob with contemporary extractor hood over. Integrated fridge, freezer and slimline dishwasher all with matching cupboard fronts. Recessed ceiling spotlight. Breakfast bar with stool recess.

Living Room
10'0 x 11'0
Large double glazed window to the rear aspect allowing natural light to flood in. Recessed ceiling spotlights.

Stairs Down To Lower Ground Floor
Large walk in cupboard with plumbing for a washing machine and ample storage space.

Bedroom Two
12'2 x 11'0
Double bedroom with ample space for a king size bed and wardrobes. Built in cupboard. Double glazed window to the rear aspect. Radiator.

En-Suite Bathroom
Fitted with a white suite comprising; tiled panelled bath with rainfall shower head over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin with mixer tap. Tiled walls and floor. Chrome ladder style radiator. Recessed ceiling spotlights.

Stairs To First Floor Landing
Double glazed window to the front aspect. Built in storage cupboard. Radiator.

Bedroom One
14'6 x 11'0
Double bedroom with ample space for a king size bed and wardrobes. Feature vaulted ceiling. Double glazed sliding patio doors opening to the roof terrace. Radiator. Door to the en-suite.

En-Suite Shower Room
Stylish suite comprising walk in shower cubicle, push button low level W.C with concealed cistern and vanity wash basin with chrome fittings. Tiled floor and walls. Recessed ceiling spotlights. Ladder style radiator.

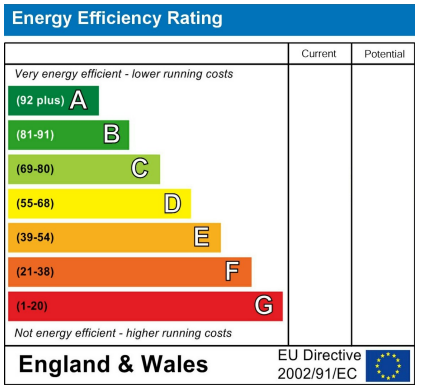
Westerly Facing Roof Terrace
A pleasant Westerly facing balcony off the master bedroom with fantastic views across Macclesfield and beyond. Outside power sockets.

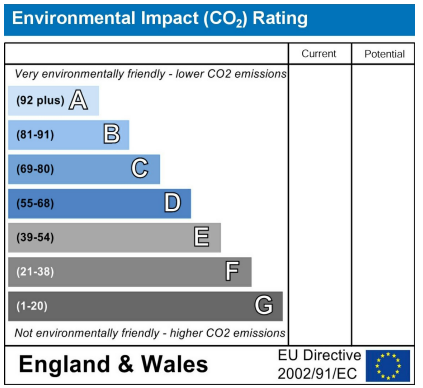
Parking
The properties come with one allocated space. Electric car charging point.

Tenure
The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band TBC.
We would recommend any perspective buyer to confirm these details with their legal representative.

High Specification
High Quality materials have been used for all fixture and fittings.
Further information can be found on the website - www.serenitydevelopments.co.uk

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.





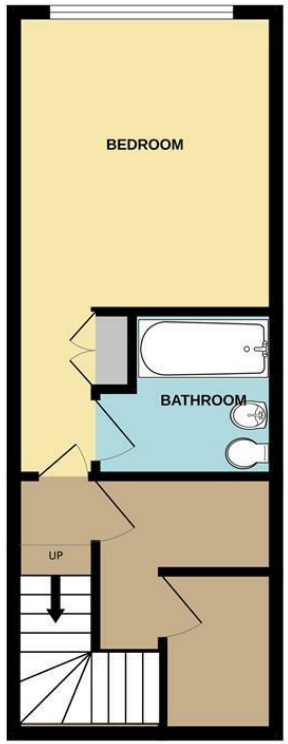




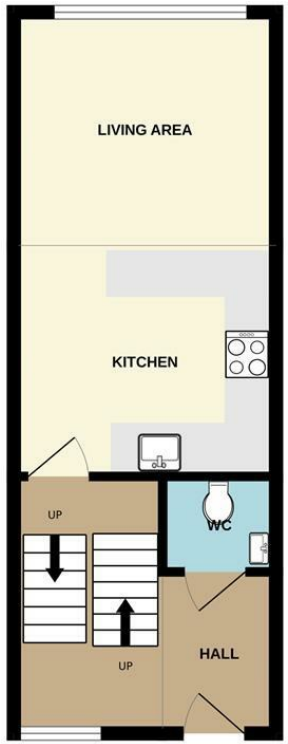




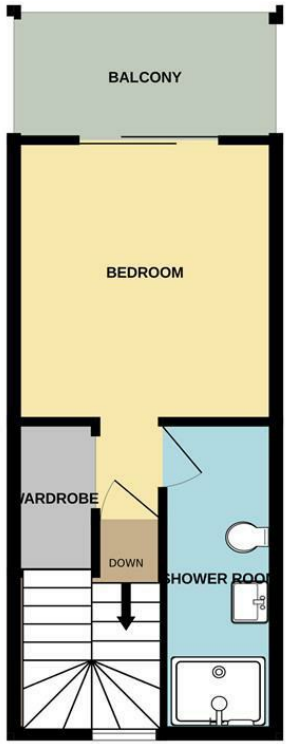
LOWER GROUND FLOOR
320 sq.ft. (29.8 sq.m.) approx.



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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