FOR SALE
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MACCLESFIELD
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17 Arbour Mews, Tytherington, Macclesfield, Cheshire, SK10 2SW

** NO ONWARD CHAIN ** This first floor apartment with it's own front door, off road parking and a garage. Located in an extremely popular area of Macclesfield and only a short walk to local shops and within easy reach of Macclesfield town centre and the train station. The property is set in private grounds and in brief comprises; private hallway with stairs up to the property, hallway, living room with French doors opening to the balcony, two bedrooms and a shower room. Externally the apartments lies within well tended communal gardens which are laid predominately to lawn with various shrubs and hedging to the borders. There is a driveway to the front providing off road parking and leads to the garage.

£205,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
Conveniently situated in the Tytherington area, which offers a number of local amenities, including good primary and secondary schools, with the centre of Macclesfield just a short drive away. 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 schools and secondary schools and easy access to the town. 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 in a Northerly direction along the Silk Road, turn left at the first roundabout onto Brocklehurst Way. Take the third left onto Arbour Crescent where the property can be found on the left.

Open Porch
Private door to apartment. Storage cupboard.

Entrance Vestibule
Stairs to first floor landing.

Stairs To First Floor Landing
Wall mounted electric heater. Access to the loft space. Airing cupboard housing the hot water tank.

Living Room
13'10" x 13'8"
Spacious living room featuring double glazed French doors opening out to a balcony which over looks a pleasant communal grounds. Double glazed window to the rear aspect. Wall mounted electric fire. Wall mounted electric heater.

Dining Area
8'10" x 7'3"
Space for a dining table and chairs. Wall mounted electric heater.

Kitchen
10'2" x 8'10"
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel one and a quarter bowl sink unit with mixer tap and drainer. Four ring electric hob with concealed extractor hood over. Built in double oven. Space for a fridge freezer. Double glazed window to the front aspect.

Bedroom One
13'10" x 10'5"
Double bedroom fitted with a range of wardrobes. Double glazed window to the rear aspect. Wall mounted electric heater.

Bedroom Two
12'4" x 10'0"
Double bedroom fitted with a range of wardrobes. Double glazed window to the front aspect. Wall mounted electric heater.

Shower Room
Fitted suite comprising; shower cubicle, low level WC and vanity wash basin. Tiled walls. Electric heater. Recessed ceiling spotlights.

Outside

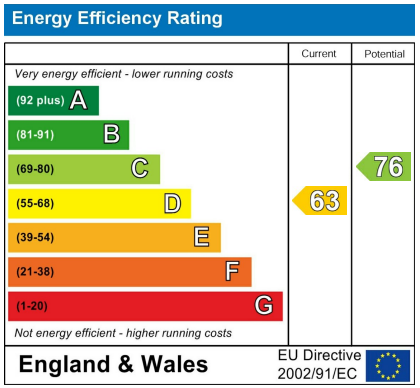
Driveway
A driveway to the front provides off road parking.

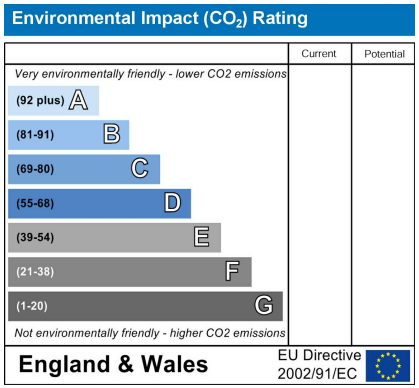
Garage
Up and over door. Power and lighting. Plumbing for a washing machine with space for additional appliances.

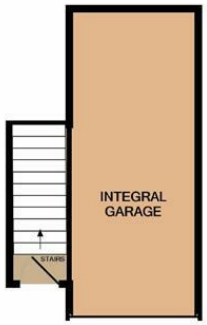
Communal Gardens
Externally the apartments are situated within well tended communal gardens which are laid predominately to lawn with various shrubs and hedging to the borders.

TENURE
The vendor has advised that the property is Leasehold and that the property is council tax band C. We believe the lease term to be 200 years from 30 November 1980.
The vendor has also advised that the management fee is £135.84 per half year and the ground rent is £103 per annum. We would advise any prospective 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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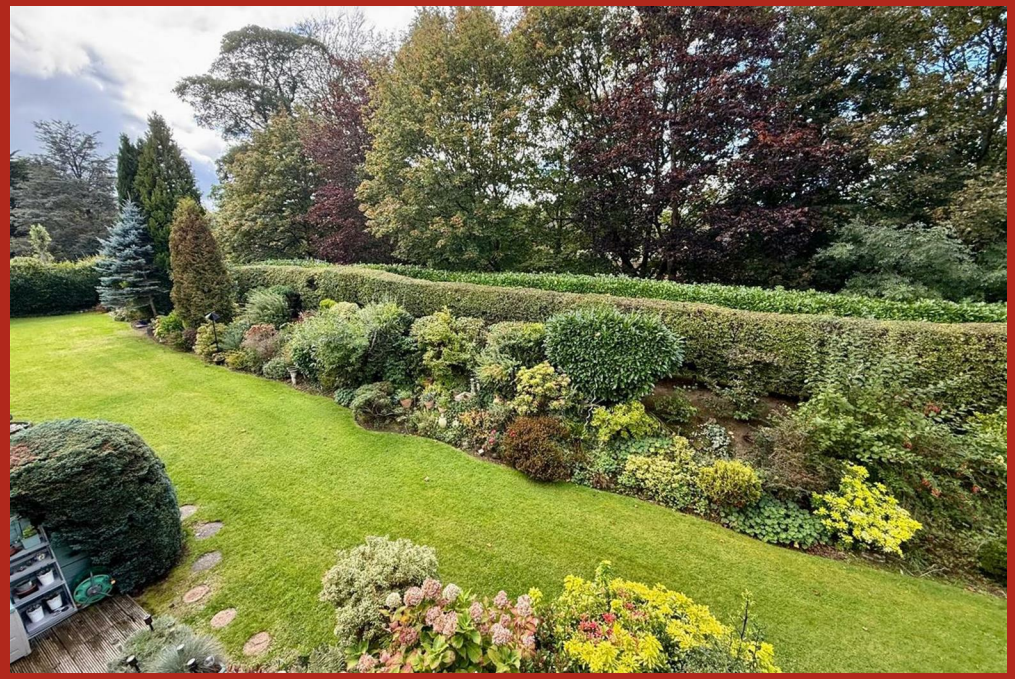
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