HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

8, Sunnyside Close,

Macclesfield, SK11 7ZF

A beautiful recently constructed mews property on a "discounted for sale scheme" situated on a popular development within short distance of local amenities.

Guide Price £184,000

Occupying a quiet cul-de-sac location, this lovely recently constructed mews property offers the discerning purchaser a well presented home within short distance of local amenities. The accommodation briefly comprises on the ground floor an entrance hall, WC, well fitted kitchen with built-in appliances, and lounge with French doors to garden and stairs to first floor. To the first floor the landing allows access to two good sized bedrooms and a bathroom/WC. A gas fired central heating system has been installed.

An internal inspection is highly recommended to appreciate the presentation of this lovely home.

The property enjoys an enclosed rear garden laid down to lawn with patio and ample hardstanding for a motor vehicle at the front.

There is a wide range of shopping, travel, educational and recreational facilities available in Macclesfield. Access points to the national motorway network, Inter-City rail travel to London and Manchester International Airport are all within 30 minutes drive of the property.

Directions: From The Flower Pot public house on the junction with Congleton Road A536 proceed towards Congleton for approximately 500 yards turning left into Moss Lane. Continue along Moss Lane turning right after a short distance into Treacle Avenue then first right into Sunnyside Close where the property can be found on the right hand side.

GROUND FLOOR

ENTRANCE HALL
With radiator, cloaks cupboard with gas boiler.

WC
With low level WC, pedestal wash hand basin, radiator.

KITCHEN 8'8" x 6'3"
Enjoying white high gloss units, fridge and freezer, four ring gas hob with extractor hood, oven/grill, stainless steel sink unit, plumbing for washing machine.

LOUNGE 14'3" x 12'10"
With two radiators, dining area, stairs to first floor, French doors leading to the garden.

FIRST FLOOR

LANDING
With access to roof space.

BEDROOM 1 12'10" x 9'3" (overall)
With radiator.

BEDROOM 2 13'6" x 7'3" (overall)
With radiator, deep built-in linen cupboard/wardrobe.

BATHROOM/WC
With paneled bath with overhead shower, low level WC, pedestal wash hand basin, radiator, part tiled.

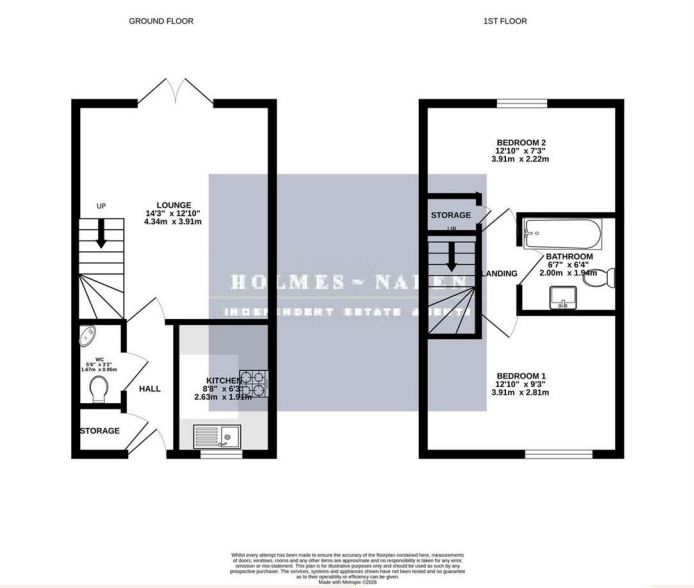
Gardens as previously mentioned.

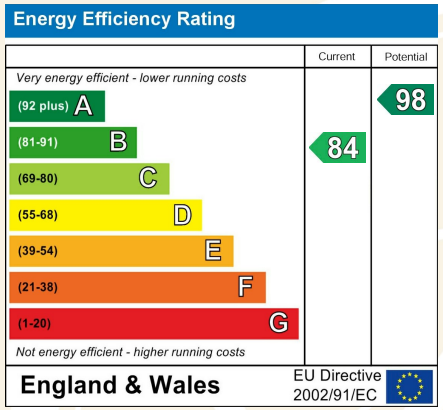
Tenure:
Freehold. Interested purchasers should seek clarification of this with their solicitor.

There is a management charge of £95 per annum.

Viewings:
Strictly by appointment through the Agents.

Possession:
Vacant possession upon completion.





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MISDESCRIPTIONS ACT 1967

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