



HOLMES ~ NADEN

INDEPENDENT ESTATE AGENTS

11, Bourdillon Place, Macclesfield, Cheshire, SK10 1GR

We are delighted to offer for sale this beautiful recently constructed mews property on a "discounted for sale scheme" situated on a very popular development within short walking distance of Macclesfield town centre and the railway station.

Guide Price £280,000

This picturesque mews property offers the discerning purchaser a wonderful home providing well balanced accommodation over two floors comprising an entrance vestibule, WC, lounge, inner vestibule with stairs to first floor, 15ft breakfast kitchen enjoying shaker style units and built-in appliances. To the first floor the landing allows access to three bedrooms and two bathrooms (one en-suite). A gas fired central heating system has been installed.

The property enjoys a split level garden to the rear laid down to lawn and new decking area. There is parking for two cars to the front along with an electric car charger.

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 5 minutes and 30 minutes drive of the property.

Directions: From Tesco's superstore proceed in the direction of Rainow for approximately 200 yards bearing right into Fence Avenue. After a short distance turn left into Kelly Smith Way bearing left again into Bourdillon Place where the property can be found after a short distance on the left hand side.

ACCOMMODATION

GROUND FLOOR

ENTRANCE VESTIBULE

With radiator.

WC

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

LOUNGE 15' x 11'9"

With part paneled walls, two radiators, under stairs storage.

INNER VESTIBULE

With radiator and stairs to first floor.

BREAKFAST KITCHEN 15'5" x 10'10"

With shaker style units including base cupboards and drawers, wall cupboards and worktops, four ring ceramic hob with extractor hood, oven/grill, dishwasher, fridge and freezer, radiator, dining area, stainless sink unit, French doors to garden.

FIRST FLOOR

LANDING

With access to roof space, linen cupboard.

BEDROOM 1 10'9" x 9'8"

With fitted wardrobes, radiator.

EN-SUITE

With shower, wash hand basin, low level WC, radiator/towel rail, part tiled walls.

BEDROOM 2 10'9" x 8'1" (plus wardrobe recess)

With fitted wardrobes, radiator.

BEDROOM 3 7'6" x 7'2"

With radiator.

BATHROOM/WC

With paneled bath and overhead shower, low level WC, pedestal wash hand basin, part tiled walls, radiator/towel rail.

OUTSIDE

Parking as previously mentioned.

Tenure:

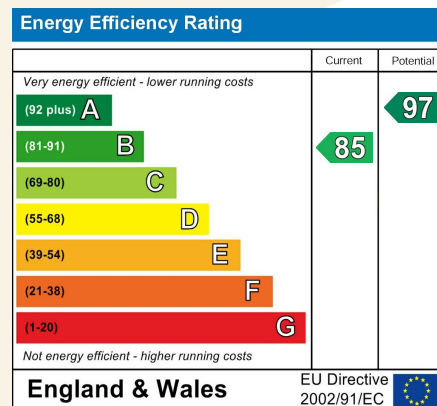
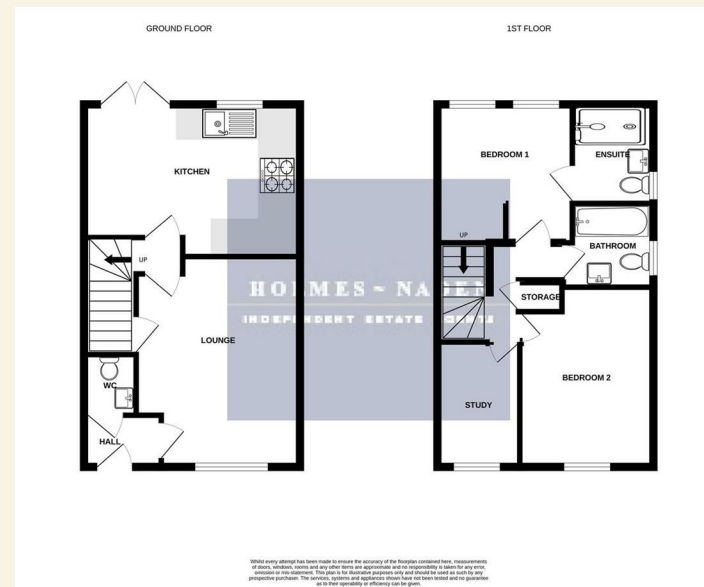
Freehold. Interested purchasers should seek clarification of this with their solicitor.

Viewings:

Strictly by appointment through the Agents.

Possession:

Vacant possession upon completion.



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