



jordan fishwick

17 ARBOUR MEWS TYTHERINGTON MACCLESFIELD SK10

£210,000

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**** 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.



- NO ONWARD CHAIN
- BRIGHT AND AIRY LIVING ROOM
- THE APARTMENT HAS ITS OWN PRIVATE ENTRANCE
- SPACIOUS LIVING ROOM WITH FRENCH DOORS TO A SMALL BALCONY
- EPC RATING D AND COUNCIL TAX BAND C
- TWO BEDROOMS
- DRIVEWAY AND GARAGE
- WELL MAINTAINED COMMUNAL GARDENS

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(82 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
	EU Directive 2002/91/EC		EU Directive 2002/91/EC		

Current Energy Rating: 63
Potential Energy Rating: 76