HOLDEN & PRESCOTT
INDEPENDENT ESTATE AGENTS

21 Arbour Mews, Macclesfield, SK10 2SW





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Arbour Mews is a two-bedroom maisonette situated in the highly sought-after residential area of Tytherington. Conveniently positioned close to a range of local amenities and within a short drive of Macclesfield town centre, the property offers well-proportioned accommodation ideal for a variety of buyers.

The accommodation briefly comprises an entrance hall and integral garage to the ground floor. To the first floor there is a bright and spacious lounge with a balcony overlooking the communal gardens, which opens through to a dining room and kitchen. There are two well-proportioned bedrooms together with a shower room. The property benefits from electric storage heating and uPVC double glazing throughout.

Externally, the apartment is set within well-maintained communal gardens, laid predominantly to lawn with a variety of shrubs and hedging to the borders. To the front of the property there is a driveway providing off-road parking and leading to the garage.

Macclesfield is a thriving business centre and market town with excellent local amenities and a choice of modern leisure and sports facilities. The town is situated on the Cheshire Plain, at the edge of the Peak District National Park with its picturesque beauty and extensive walks.

Residents of Macclesfield have access to good transport links including national motorways, major roads and train networks, including the West Coast Line direct to London. Manchester International Airport is only thirteen miles away by road. Greater Manchester is within comfortable daily travelling distance and there are regular bus services to neighbouring towns.

From Macclesfield town centre proceed along the Silk Road in the direction of Bollington turning left at the first roundabout into Brocklehurst Way. Take the third turning on the left into Arbour Crescent and proceed into Arbour Mews.

Viewing: By appointment with Holden and Prescott 01625 422244

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Ground Floor

Entrance Vestibule
Security intercom system.

Garage
16'08 x 8'04
Electric up and over door. Power and light. Plumbing for automatic washing machine. Location of utility meters. Shelving.

First Floor

Landing
Security intercom system. Handrail to the staircase. Cupboard housing the hot water cylinder. Electric storage heater.

Lounge
13'11 x 13'08
Electric fire set within a feature fireplace. Ceiling cornice. uPVC double glazed windows. uPVC double doors opening onto a balcony with wrought iron railings. Electric storage heater. Open way through to the Dining Room.

Dining Room
8'09 x 7'03
Ceiling cornice. Storage heater. Open way through to the Kitchen.

Kitchen
10'03 x 8'08
Single drainer stainless steel sink with mixer tap and base unit below. An additional range of base and eye level units with contrasting work surfaces and tiled splashbacks. Electric cooker point. Space for fridge. uPVC double glazed window.

Bedroom One
13'09 x 10'05
A range of fitted bedroom furniture including two double wardrobes and over bed cupboards. Ceiling cornice. uPVC double glazed window. Electric storage heater.

Bedroom Two
12'05 x 9'11
Ceiling cornice. uPVC double glazed window. Electric storage heater.

Shower Room
The suite comprises a large fully tiled cubicle with glass screen and electric Triton shower over, a vanity washbasin with mixer tap and storage below and a low suite W.C. Extractor fan. Fully tiled walls. Chrome heated towel rail.

Outside

Gardens
The property enjoys well-maintained attractive communal gardens to the rear whilst to the front is a tarmacadam driveway providing off-road parking.

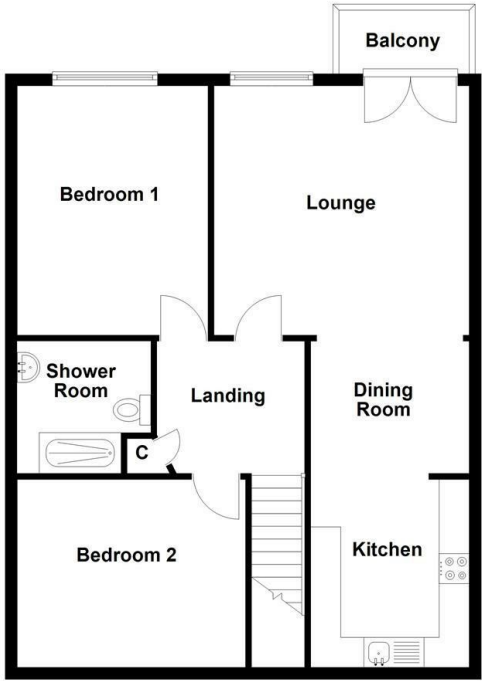
Tenure & Service Charge
Leasehold - a term of 200 years that started in 1980. There is an annual ground rent of £103.00 and a management charge of £135.84 per half year.

£190,000

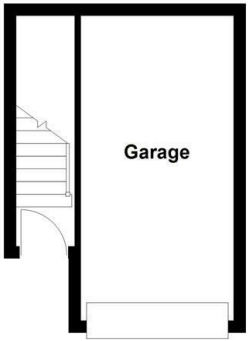
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First Floor



Ground Floor











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