



# 17 Hedingham Close, Macclesfield, Cheshire, SK10 3LZ

**\*\* NO ONWARD CHAIN \*\*** Set within a quiet location and constructed by the highly acclaimed Jones Homes enjoying a favourable position within this select development and located in one of Macclesfield's most desirable areas off Victoria Road, close to West Park, Macclesfield general hospital and the town centre. This beautifully presented, two double bedroom mews offers well proportioned living accommodation comprising; entrance vestibule, living room with stairs to the first floor, stylish breakfast kitchen with many integrated appliances and conservatory with double glazed French doors opening to the rear garden. To the first floor are two excellent size double bedrooms & bathroom fitted with a white suite. The property is set back and elevated from the road over looking a lawned green with mature trees providing a degree of privacy. The rear garden has been skilfully landscaped with steps leading up to a patio area and has raised borders to either side containing a range of plants, flowers and herbaceous shrubs. Timber panel fencing provides a safe and enclosed aspect. The property comes with two allocated parking spaces.

## £275,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

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 is a popular monthly Treacle Market which is a bustling Arts, Antiques, Crafts, Food and Drink Market, held on the cobbles of the town centre with around 140 stalls of exceptional food and drink, unique crafts and vintage and information from the Macclesfield community. There are many independent and state primary and secondary schools. 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

**DIRECTIONS TO REAR ACCESS OF THE PROPERTY:** Proceed away from Macclesfield Town Centre along Victoria Road, after passing the hospital and the cricket ground on the left hand side, turn left onto Pavilion Way. Follow the road to the right hand side and take the left turning into Hedingham Close. The rear gate of the property will be found in the top left hand corner.

#### Entrance Vestibule

Accessed via a composite front door. Double glazed window. Radiator.

#### Living Room

16'7" x 12'0" into bay

Pleasant living room decorated in neutral colours featuring a double glazed bay window to the front aspect. Living flame gas fire with attractive surround. Stairs to first floor landing. Laminate flooring. Radiator.

#### Breakfast Kitchen

12'0" x 11'0"

Stylish breakfast kitchen fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Single bowl sink unit with mixer tap and drainer. Tiled returns. Inset four ring gas hob with extractor over and built in "NEFF" oven below. Integrated washing machine, slimline dishwasher, fridge and freezer all with matching cupboard fronts. Cupboard housing a "Worcester" boiler. Tiled floor. Breakfast bar with stool recess. Double glazed window and French doors to the conservatory. Radiator.

#### Conservatory

11'2" x 10'0"

With brick built base with double glazed windows and French doors opening to the rear aspect. Radiator.

### Stairs To First Floor Landing

Built in airing cupboard.

### Bedroom One

12'0" x 11'0"

Excellent size bedroom with space for king size bed and fitted with a range of wardrobes and dressing table. Double glazed window to the rear aspect fitted with Plantation shutters. Radiator. Useful over-stairs storage cupboard with hanging space.

### Bedroom Two

12'0" x 11'0"

Excellent size bedroom with built in wardrobes & bedside tables with recess for double bed. Double glazed window to the front aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, low level WC and pedestal hand wash basin. Frosted double glazed window to the front aspect. Radiator.

### Outside

### Gardens

The property is set back and elevated from the road over looking a lawned green with mature trees providing a degree of privacy. The rear garden has been skilfully landscaped with steps leading up to a patio area and has raised borders to either side containing a range of plants, flowers and herbaceous shrubs. Timber panel fencing provides a safe and enclosed aspect.

### Parking

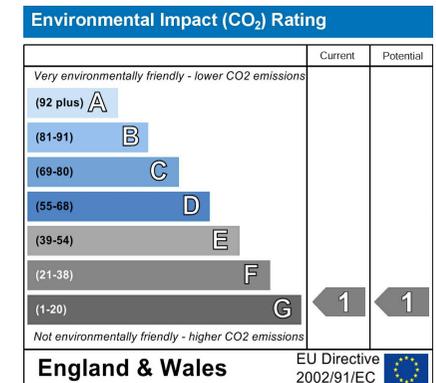
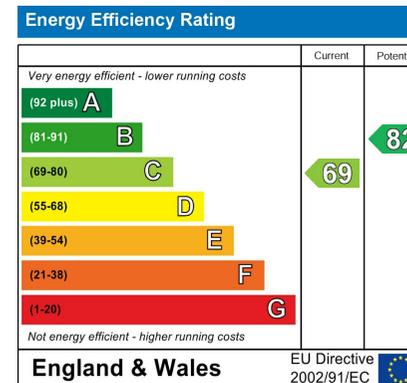
The property comes with two allocated parking spaces.

### Tenure

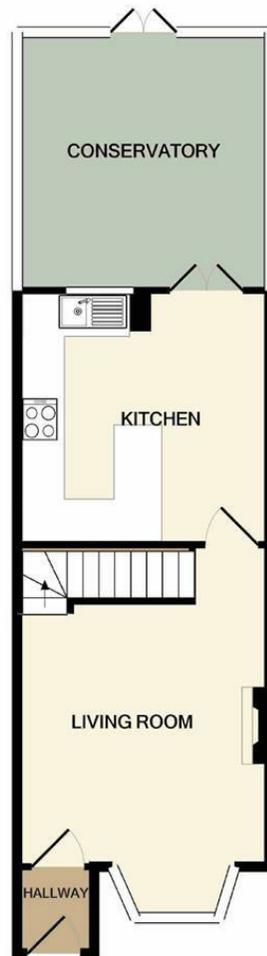
The vendor has advised that the property is Leasehold and that the termination date of the lease is 2997. The vendor has also advised that the ground rent is £100 per annum.

The vendor has also advised us that the property is council tax band C.

We would recommend any prospective buyer to confirm these details with their legal representative.







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only.  
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