



jordanfishwick

5 HETHERINGTON SQUARE MACCLESFIELD SK10 2ZD
£345,000

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Kingsfield Park is a prestigious development of Jones Homes in Tytherington, Macclesfield. These stunning homes are all built to high standards and designed with modern living in mind. This particular home will appeal to a variety of buyers, including young couples or small families as well as those who maybe looking to downsize. Occupying a fabulous location within a short stroll of Tytherington Golf & Country Club, excellent Primary and Secondary Schools and The Bollin Valley which will have particular interest for those enjoying rural walks. This particular property benefits from two allocated parking spaces adjacent to the property and comes with a lovely enclosed private garden. In brief the property comprises; entrance vestibule, downstairs WC, spacious living room with stairs to first floor and a stylish dining kitchen. To the first floor are three bedrooms and a family bathroom. To the front is a lawned garden and gate giving access to the rear garden. The rear garden is a real feature and has been skilfully landscaped with a spacious stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained artificial lawn. A further decked patio to the rear with timber panel fencing to the boundaries.

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 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
Leaving Macclesfield in the direction of Tytherington and Kingsfield Park. Take the second turning on the left passing Kingsfield Mews and Premier Inn. Turn left onto Livesley Road, follow the road around and take the third turning on the left onto Hethrington Square where the property will be found in the top left corner of the square.

GROUND FLOOR
Entrance Vestibule
Tiled floor. Radiator.
Downstairs WC
uPVC double glazed window to front aspect. Push button low level WC and wall mounted sink unit with mixer tap. Radiator. Tiled floor.
Living Room
14'7" x 12'3"
With feature media wall with inset electric fire and TV. Stairs to first floor landing. uPVC double glazed window to front aspect. Two radiators. TV point.
Dining Kitchen
14'11 x 9'5"
Stylish kitchen fitted with a range of base and wall mounted units with Quartz work surfaces over incorporating an underhung sink unit with mixer tap. BOSCH oven with four ring BOSCH gas hob over. Integrated NEFF dishwasher and washing machine with matching cupboard fronts. Built-in BOSCH fridge/freezer. Inset spotlights.

Understairs storage cupboard. uPVC double glazed window to rear aspect. uPVC double glazed French doors opening to the rear aspect. Radiator.
FIRST FLOOR
Bedroom One
12'7" x 8'8"
uPVC double glazed window to front aspect. Radiator. TV point.
Bedroom Two
11'6" x 8'1
uPVC double glazed window to rear aspect. Radiator. TV point. Loft access.
Bedroom Three
6'10 max inc wardrobe x 9'10
Currently used as a dressing room with built-in wardrobes. uPVC double glazed window to front aspect. Radiator.

Bathroom
Fitted suite comprising; pannelled bath with shower over and screen to side, push button low level WC and pedestal hand wash basin with mixer tap. Radiator. Inset spotlights. Fully tiled walls.

OUTSIDE
Parking
This particular property benefits from two allocated parking spaces adjacent to the property.
Front and Rear Garden
To the front is a lawned garden and gate giving access to the rear garden. The rear garden is a real feature and has been skilfully landscaped with a spacious stone patio ideal for entertaining family and guests or to just simply relax in the hot tub and enjoy overlooking a well maintained artificial lawn. A further decked patio to the rear with timber panel fencing to the boundaries.

TENURE
The vendor has advised us that the property is Leasehold and that the property is council tax band D. We believe the lease term to be 999 years from 24 June 2015. We would advise any perspective buyer to confirm these details with their legal representative.
AGENTS NOTES
NB. In accordance with 'Section 21' of the Estate Agents Act 1979, we declare there is a personal interest in the sale of this property; the vendor is a relative of an employee of Jordan Fishwick.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2023

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	