jordan fishwick

Flat 7, Orchard House Drummond Way, Macclesfield, Cheshire, SK10 4XJ

** NO ONWARD CHAIN ** Set within a pleasant and well maintained development is this beautifully presented top floor apartment offering stylish and comfortable accommodation, warmed by gas fired central heating via a Worcester boiler and enhanced by double glazing. Ideally located in a sought after area close to excellent transport links, local primary schools and a wide range of amenities available in Macclesfield town centre. This appealing home is perfect for first time buyers or those seeking an investment opportunity. The accommodation in brief comprises: communal hallway, private vestibule, entrance hallway, modern fitted kitchen, spacious living/dining room with 'Juliet' balcony, two well proportioned bedrooms and a contemporary bathroom. Externally, there are attractive communal lawns and resident and guest parking to the rear.

£160,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
Drummond Way is a popular purpose built development located to the North West side of Macclesfield town centre, enjoying a convenient location and having the leisure centre close at hand. 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
Leaving Macclesfield along Victoria road (passing the hospital on the left, at the roundabout turn right onto Priory Lane. Taking the second left at the mini-roundabout onto Drummond Way and Orchard House will be found on the left.

Communal Hallway
Communal front door and security intercom. Stairs leading to the first floor.

Private Vestibule
Storage cloaks cupboard. Radiator.

Entrance Hallway
Generous walk in cupboard housing the Worcester boiler. Radiator.

Bright And Airy Living/Dining Room
16'0 x 11'3
A spacious living area with 'Juliet' balcony doors and additional double glazed window. Coved ceiling. Recessed ceiling spotlights. Radiator.

Stylish Kitchen
Fitted with a stylish range of handless base units with work surfaces over and matching wall mounted cupboards. Single bowl sink unit with mixer tap and

drainer. Tiled splashbacks. Four ring Siemens induction hob with Siemens oven below. Integrated fridge/freezer and slimline dishwasher with matching cupboard fronts. Space for a washing machine. Double glazed window.

Bedroom One

11'10 x 8'7

A generous sized double bedroom with double glazed window. Radiator.

Bedroom Two

11'8 x 6'6

Good size bedroom with double glazed window. Radiator.

Bathroom

Fitted with a modern suite comprising; panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Part tiled walls. Recessed ceiling spotlights. Ladder style radiator. Double glazed window.

Outside

Residents Parking

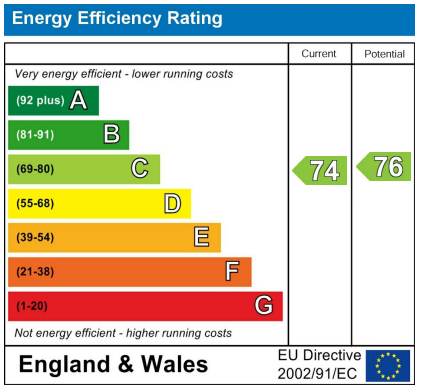
Externally, there are lawned communal gardens and residents and guest parking available.

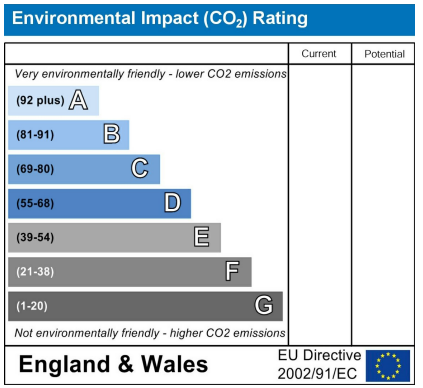
Tenure

We are advised by the vendor that the property is Leasehold. We believe the lease to be 999 years from 29 January 1988 with a charge of £104 PCM for the management and £80 PA for the ground rent. 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.

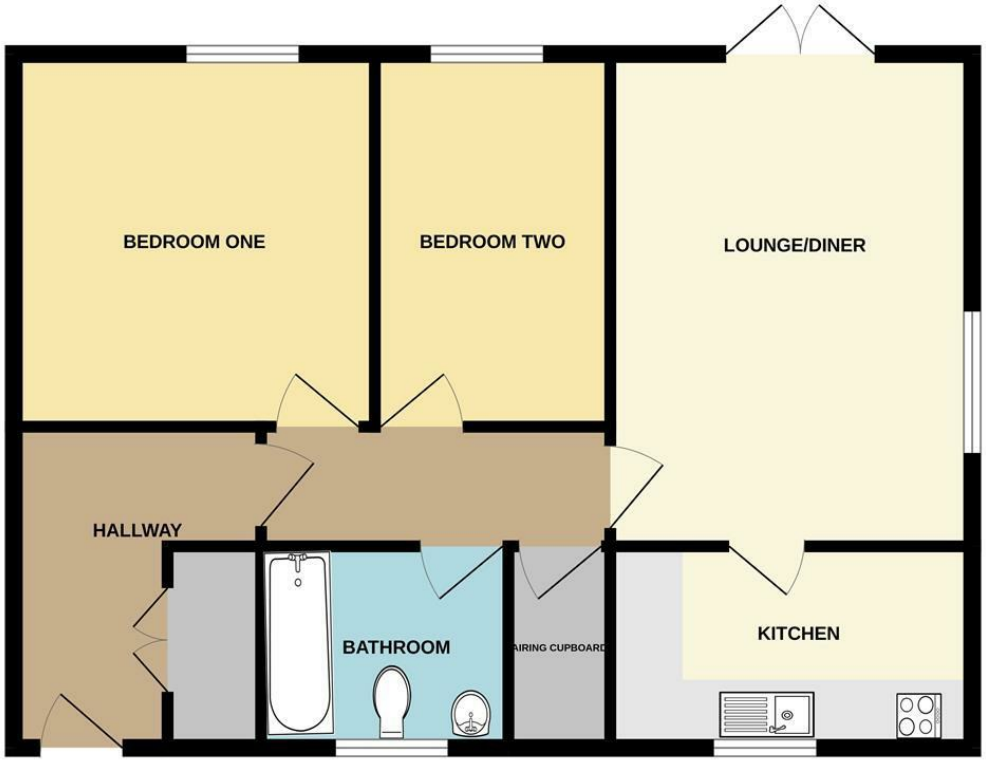
Anti Money Laundering - Note

To be able to sell or purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.





GROUND FLOOR



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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk

www.jordanfishwick.co.uk