



**jordan fishwick**

PLOT 9, 16 HATTON STREET MACCLESFIELD SK11 6RZ

**£265,000**

## PLOT 9, 16 HATTON STREET MACCLESFIELD SK11 6RZ

**\*\* BRAND NEW \*\*** Contemporary homes for contemporary living. These inspired range of THREE DOUBLE BEDROOM town houses come complete with QUALITY KITCHENS, STYLISH BATHROOMS AND EN-SUITES as well as ROOF TERRACES off the master bedroom, courtyard gardens and PRIVATE PARKING. Conveniently located within WALKING DISTANCE OF THE TOWN CENTRE and it's excellent public transport links. Appealing to a variety of buyers including young families, upsizing/downsizing, as well as those looking for buy to let investments. The developers have given careful consideration to the detail as to provide a perfect balance for the new occupants, resulting in distinguished homes of considerable merit. The properties are set back from the road behind a dwarf wall with wrought iron railings and in brief the properties comprise: reception hallway, downstairs W.C, stylish fitted kitchen with a range of built in appliances. The elegant living area opens to the courtyard garden. To the first floor are two double bedrooms and a stylishly fitted bathroom. The second floor offers another spacious double bedroom with French doors opening out to the roof terrace and a stylish en-suite. For further peace of mind, the properties come with a 10 Year Advantage Build Warranty. Interested parties can secure a property by placing a deposit.

### 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

Leaving Macclesfield along Park Lane, take the fourth turning on the right onto South Park Road and then second right onto Armit Street, the property can be found on the left hand side.

### GROUND FLOOR

#### Entrance Hallway

Spacious hallway with stairs to the first floor landing. Door to downstairs WC and kitchen. Useful understairs storage cupboard. Wall mounted heater.

#### Downstairs WC

Fitted with a push button low level WC with concealed cistern and wall mounted hand wash basin with mixer tap. Tiled floor. Wall mounted heater.

#### Open Plan Living/Dining Kitchen

**Living Area**  
14'6" x 10'0"  
Fitted with uPVC double glazed French doors opening to the rear courtyard. TV point. Wall mounted heater.

#### Dining Kitchen

14'4" x 8'0"  
Fitted with a stylish range of handleless base and wall mounted units with work surfaces over and incorporating a sink unit with mixer tap and drainer. Integrated appliances include a fridge/freezer, dishwasher and washer/dryer. Inset four ring induction hob with built in oven below and concealed extractor over. Recessed ceiling spotlight. uPVC double glazed window to front. Space for a table and chairs. Wall mounted heater.

### STAIRS TO FIRST FLOOR LANDING

uPVC double glazed window to the front aspect. Radiator. Doors to two double bedrooms and family bathroom. Stairs to second floor landing.

#### Bedroom Two

12'0" x 8'0"  
Double bedroom with ample space for a double bed and wardrobes. Double glazed uPVC window to the rear aspect. Wall mounted heater.

#### Bedroom Three

12'0" x 8'0"  
Double bedroom with ample space for a double bed and wardrobes. Double glazed uPVC window to the front aspect. Wall mounted heater.

#### Stylish Family Bathroom

Contemporary fitted bathroom suite incorporating a panelled bath with shower fittings off the taps and screen to the side, push button low level WC with concealed cistern, and wash basin with mixer tap. Tiled floor and part tiled walls. Heated towel rail. uPVC double glazed window to rear. Recessed ceiling spotlight.

### STAIRS TO SECOND FLOOR LANDING

#### Master Bedroom

11'0" x 13'0" restricted head height  
Double bedroom with ample space for a king size bed and wardrobes. Double glazed uPVC French doors opening out to the roof terrace. Velux skylight window. Door to the en-suite. Radiator. TV point.

#### En-Suite Shower Room

Contemporary en-suite incorporating a low profile shower tray with modern glazed enclosure, push button low level WC with concealed cistern and wash basin with mixer tap. Tiled floor and part tiled walls. Heated towel rail. Recessed ceiling spotlight.

#### Roof Terrace

A pleasant balcony off the master bedroom. Tiled floor. Outside power sockets. External lighting.

### OUTSIDE

#### Allocated Parking

Allocated residents parking.

#### Courtyard Garden

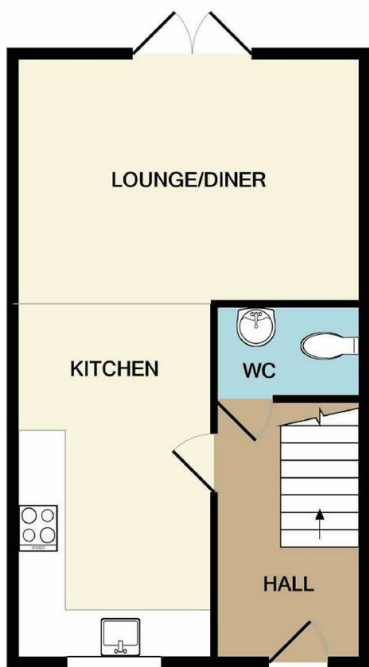
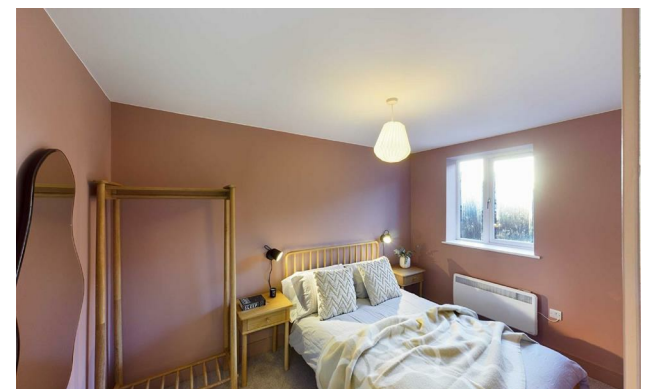
Small paved courtyard to the rear. Electric power.

#### Tenure

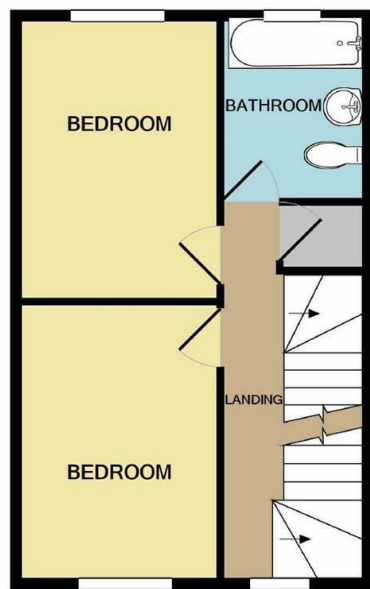
We are advised by our vendor that the properties are Freehold.

#### 10 Year Build Warranty

The properties come with a 10 Year Build Warranty.



GROUND FLOOR



1ST FLOOR



2ND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(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	