



**jordan fishwick**

19 CANAL STREET MACCLESFIELD SK10 1JG

£370,000

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\*\* EXCLUSIVE OPEN DAY WITH SPECTAULAR OFFERS - SAT 8TH FEB 9AM - 4PM \*\*

PLOT 5 \*\* BRAND NEW HOMES with a 10 YEAR BUILD WARRANTY \*\* These inspired and unique range of THREE DOUBLE BEDROOM town houses come complete with QUALITY KITCHENS, STYLISH BATHROOMS AND TWO EN-SUITES as well as Southerly facing gardens, PRIVATE PARKING and electric car charging points. Conveniently located within walking distance of Puss Bank School, local shops, Macclesfield canal the town centre and excellent public transport links. Forming part of a desirable development these delightful family homes are beautifully appointed throughout. The highly skilled team have given careful consideration to its detail as to provide a perfect balance for the new occupants, resulting in a distinguished development of considerable merit throughout. The accommodation is split level, and in brief comprises; reception hallway, stylish kitchen incorporating many integral appliances, utility/downstairs WC, spacious living/dining room with aluminium sliding doors opening to the Southerly facing rear garden. To the first floor is a double bedroom and a stylish bathroom. Half staircase to the second bedroom and stylish en-suite. A special mention must be made to the skilfully designed master bedroom featuring a vaulted ceiling, dressing area and stylish en-suite. High insulation levels, a combination boiler and double glazed windows provide a warm and comfortable home in which to live. The properties come with two parking spaces providing off road parking whilst to the rear there are SOUTHERLEY FACING fenced and enclosed courtyard gardens. For further peace of mind, the property comes with a 10 Year Build Warranty. FREEHOLD.



- BRAND NEW TOWN HOUSES
- SKILLFUL AND UNIQUE DESIGN
- STYLISH KITCHEN, LUXURY BATHROOM AND EN-SUITE
- DISTINCTIVE MASTER BEDROOM SUITE
- OFF ROAD PARKING
- EPC RATING (NEW BUILD) COUNCIL TAX BAND TBC
- ELECTRIC CAR CHARGING POINTS
- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- CLOSE TO OPEN COUNTRYSIDE

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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) <b>A</b>		
	(81-91) <b>B</b>		
	(69-80) <b>C</b>		
	(55-68) <b>D</b>		
	(39-54) <b>E</b>		
	(21-38) <b>F</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions	(1-20) <b>G</b>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	