jordan fishwick

17 CANAL STREET MACCLESFIELD SK10 1JG

Prices From £350,000

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

PLOT 6 ** 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.

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 town centre up Buxton Road, take the second right onto Green Street, then right onto Canal Street where the property will be found on the left hand side.

High Specification
High Quality materials have been used for all fixture and fittings. Herringbone look laminate flooring to the ground floor and fitted carpets to the stairs, landings and bedrooms. Suffolk Oak style doors throughout. Black double glazed windows and aluminium sliding patio doors. Gas central heating boiler. Integral appliances to the kitchen include a fridge, freezer, dishwasher and microwave oven. Four ring electric hob with extractor hood over and oven below.
Further information can be found on the website - www.serenitydevelopments.co.uk
Click on link for brochure particulars.
https://issuu.com/serenitydevelopmentsltd/docs/powerpoint_brochure.pptx

Entrance Hallway
Entrance hallway with stairs leading to the first first floor landing. High ceiling. Radiator. Doors to the dining kitchen.

Kitchen
14'3 x 6'8
Impressive fitted classic kitchen complete with a comprehensive range of "soft close" base units with works surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Four ring electric hob with extractor fan over and oven below. Integrated microwave oven. Integrated dishwasher, fridge and freezer with matching cupboards doors. Attractive flooring through to the living and dining areas. Useful under stairs storage cupboard with plumbing for a washing machine. Feature floor to ceiling double glazed window to the front aspect. Radiator. Recessed ceiling spotlights. Open through to. tthe living/dining room.

Utility/Downstairs WC
5'5 x 4'3
Fitted with floor and wall mounted units with work surface and inset stainless steel sink unit with mixer tap and drainer. Push button low level W.C and vanity wash hand basin. Radiator.

Living Room
18'4 x 11'10
Featuring high ceilings and a large double glazed sliding patio doors to the garden. Wall mounted T.V aerial socket and plug socket. Ample space for a dining table and chairs. The attractive flooring continues through the ground floor.

Stairs To First Floor
Access to bedroom three and family bathroom. Radiator.

Bedroom Three
12'0 x 9'0
Double bedroom with double glazed window to the rear aspect. Radiator.

Family Bathroom
Fitted with a tiled panelled bath, push button low level W.C with concealed cistern and vanity wash basin with chrome fittings. Inset mirror. Attractive tiled floor and walls. Recessed ceiling spotlights. Chrome ladder style radiator.

Half Staircase To Bedroom Two

Bedroom Two
12'7 x 12'0
Double bedroom with double glazed window to the front aspect. Radiator.

En-Suite Shower Room
Stylish suite comprising walk in shower cubicle, push button low level W.C with concealed cistern and vanity wash basin with chrome fittings. Tiled floor and walls. Recessed ceiling spotlights. Double glazed window to the side aspect. Chrome ladder style radiator.

Half Staircase To The Second Floor

Master Bedroom
13'4 x 12'0
The master bedroom features a vaulted ceiling and is elegantly presented offering space for a king size bed with double glazed window to the rear aspect. Radiator. Steps lead up to the dressing area.

Steps Up To Dressing Area
11'4 x 7'6
Ample space for a dressing table and chair. Vaulted ceiling. Storage to the eaves. Radiator.

En-Suite Shower Room
Complete with a contemporary walk in shower unit, push button low level WC and wash basin with black fittings and vanity wash basin. Velux skylight window. Recessed ceiling spotlights. Tiled walls and floor. Black ladder style radiator.

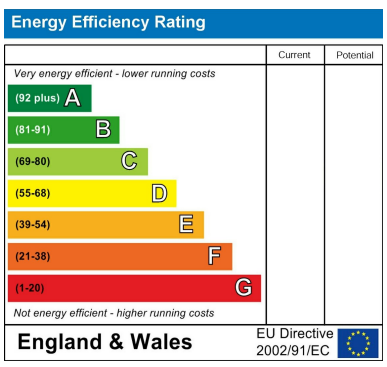
Outside

Parking
The properties come with two allocated spaces.

Southerly Facing Garden
A fenced and enclosed Southerly facing courtyard garden.

Tenure
The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band TBC.
We would recommend any perspective buyer to confirm these details with their legal representative.

10 Year Build Warranty
The property comes with a 10 Year Advantage Build Warranty.



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