jordan fishwick

25 Tytherington Court, Tytherington, Macclesfield, Cheshire, SK10 2EJ

This first floor apartment is located in this extremely popular area of Macclesfield of Tytherington with only a short walk to local shops and within easy reach of Macclesfield town centre and the train station. In brief the property comprises; communal hallway, private hall, spacious living room, dining room (could be used as a second bedroom), kitchen, good sized double bedroom and a bathroom. Externally the development lies within well-tended communal gardens, which are laid predominately to lawn and interspersed with specimen trees and shrubs, in addition there are a number of car parking spaces providing residents and visitor parking.

£135,000

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
This property forms part of a popular residential development in Tytherington which has always been one of Macclesfields premier locations, situated just to the north of the town centre and effectively, a self-contained community in its own right. In addition to the Tytherington Club, with its championship standard golf course and its superb range of leisure facilities, there is both primary and secondary schooling in the area as well as an excellent parade of shops, which provide good day-to-day facilities and prove an ideal complement to the more comprehensive facilities that are to be found in the centre of Macclesfield.

Directions
Leaving Macclesfield in a northerly direction on Beech Lane, continuing past Tytherington High School on the right hand side, turn right onto Badger Road and take the next left onto Tytherington Park Road and Tytherington Court can be found on the left.

Communal Entrance
Security intercom and stairs leading to all floors.

Private Hallway
Security intercom system. Radiator.

Living Room
17'9" x 11'7"
A large double glazed window to the front aspect. Radiator.

Kitchen
10'4" x 6'5"
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset single bowl stainless steel sink unit with mixer tap and drainer. Inset four ring gas hob with extractor hood over and oven below. Space for a washing machine fridge freezer. Wall mounted Worcester boiler. Double glazed window to the rear aspect.

Bedroom One
14'5" x 11'0"
Double bedroom with double glazed window to the front aspect. Built in cupboard. Radiator.

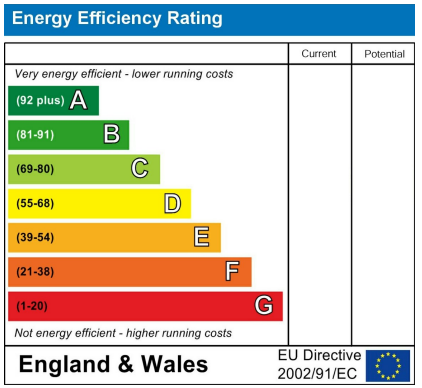
Bedroom Two / Dining Room
10'10" x 10'9"
Double glazed window to the rear aspect. Radiator.

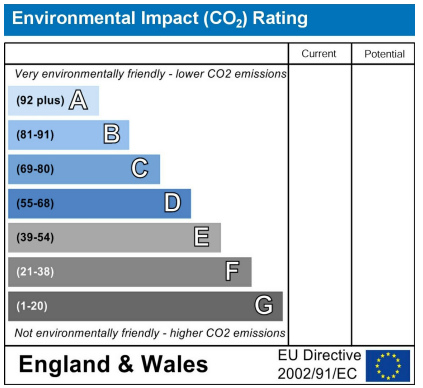
Bathroom
Fitted with a panelled bath with shower fittings over, low level W.C and pedestal wash hand basin. Part tiled walls.

Outside

Tenure
The vendor has advised that the property is leasehold with a lease of 150 years from 25 March 1989. The vendor has advised that the service charge is £594 per every 6 months and the ground rent is £100 per annum.
The vendor has also advised us that the property is council tax band A.
We would advise 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.

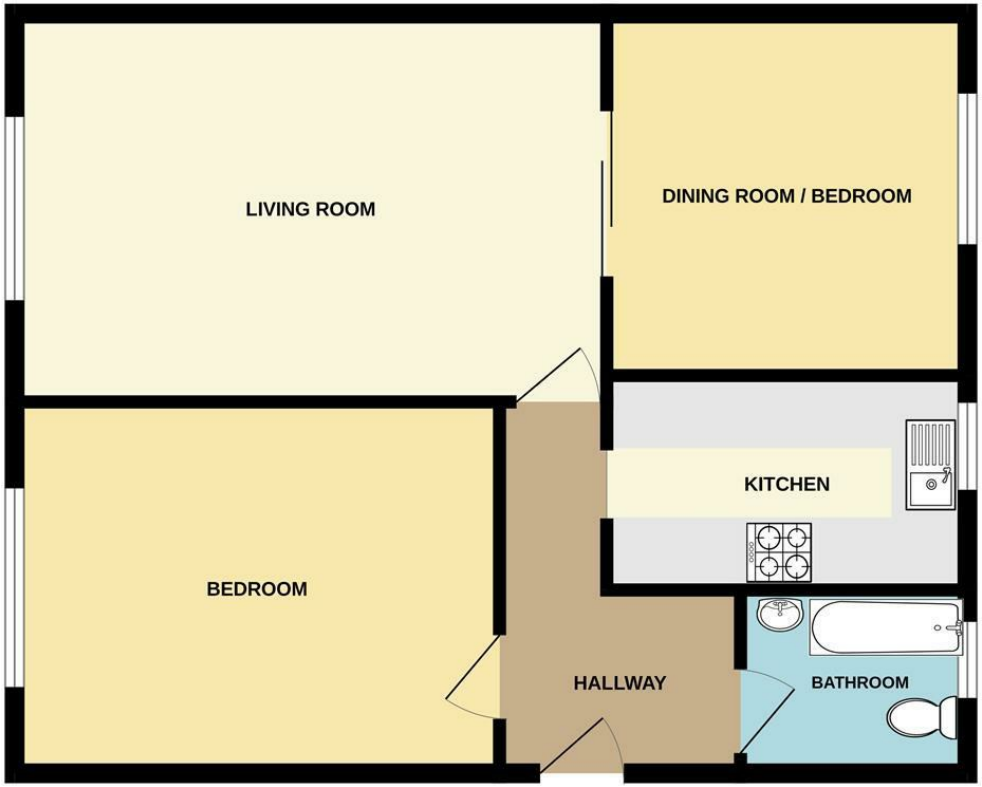




Email: macclesfield@jordanfishwick.co.uk

habitat

GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



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

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