WV17 YPK
jordan fishwick

15 Newton Street, Macclesfield, Cheshire, SK11 6QZ

** NO ONWARD CHAIN ** This fabulous home is ideal for those buyers looking for SPACE, STYLE AND QUALITY. Conveniently located within close proximity of the town centre, South and West Park and Macclesfield college. With a sleek and elegant interior design, the extensive ground floor accommodation provides a balanced house for the three bedrooms, fabulous bathroom and en suite facilities over the upper floors. Externally, the property comes with a WESTERLEY FACING GARDEN as well a driveway providing OFF ROAD PARKING. The QUALITY fitted kitchen with QUARTZ work surfaces are complimented with a range of integrated BOSCH appliances. The STYLISH BATHROOM & EN-SUITE are finished with Grohe fittings, resulting in a distinguished development of considerable merit throughout. In brief the property comprises; canopy porch with inset lighting, reception hallway, downstairs W.C and a stylish fitted kitchen. The elegant living room enjoys French doors opening to the rear garden. To the first floor are two bedrooms and a stylish tiled bathroom. The second floor offers another double bedroom with a stylish en-suite. High insulation levels and an economical WORCESTER combination boiler.

£267,500

Viewing arrangements
Viewing strictly by appointment through the agent
01625 434000

Location
This particular development is located on the corner of Newton Street and Henderson Street, A long established and prime residential area given its abundance of established properties. A befitting location for this quite outstanding dwelling. Apart from the obvious attributes of this property, convenience also features given the proximity to the town centre, itself is a modern shopping centre with a range of leisure facilities with more local shops literally "just round the corner". South Park, West Park, Macclesfield Collage as well as excellent public transport links are also close at hand. Macclesfield combines the old with the new. On the fringe of the Peak district, Macclesfield was originally a medieval town and 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 (A536), turn right at the first set of traffic lights onto Bond Street. Take the fifth turning on the right into Henderson Street where the development will be found on the right hand side, with the properties fronting on to Newton Street.

Covered Porch
With recessed downlighting.

Entrance Hallway
Composite front door by ROCK. Stairs to first floor landing. Downstairs W.C. Doors to the dining kitchen and living room.

Downstairs W.C.
Low level W.C and vanity wash basin. Part tiled walls. Chrome ladder style radiator.

Stylish Fitted Kitchen
9'7" + bay x 7'8"
Fitted with a stylish range of high gloss white "handleless" base units with QUARTZ work surfaces over and matching wall mounted cupboards. "Grohe" underhung stainless steel, one and a quarter bowl, sink unit with mixer tap. Integrated "BOSCH" appliances include a fridge, freezer, slimline dishwasher all with matching cupboard fronts. Built in BOSCH double oven, hob and extractor hood over. Space for a washing machine. Space for a tall bistro table and chairs.

Living/Dining Room
17'6" max x 12'8"
The extensive living room is decorated in neutral colours and provides a fabulous reception room for both a living area and dining area. Double glazed French doors open to the rear patio and garden. Radiator. T.V and internet points.

Stairs to First Floor Landing
Doors off to the bedrooms and bathroom. Stairs leading to the second floor.

Bedroom
12'6" x 9'2"
Double bedroom with ample space for a king size bed and wardrobes. Double glazed uPVC window to the rear aspect. Radiator. Telephone and internet point.

Bedroom (L-Shape)
12'6" max x 8'7" max
Good size bedroom with space for a bed and wardrobes. Double glazed uPVC window to the front aspect. Radiator. Telephone and internet point.

Family Bathroom
Contemporary fitted bathroom suite incorporating a bath with shower fittings over, W.C. Wash basin with vanity cupboard below and mirror over. Tiled floor and walls. Chrome heated towel rail. Recessed ceiling spotlights.

Stairs to Second Floor
Landing with door opening to the bedroom.

Bedroom
11'0" x 9'3" max
Double bedroom with double glazed skylight window. Door to the En-suite. Radiator. Telephone and internet point. Restricted head height to eaves.

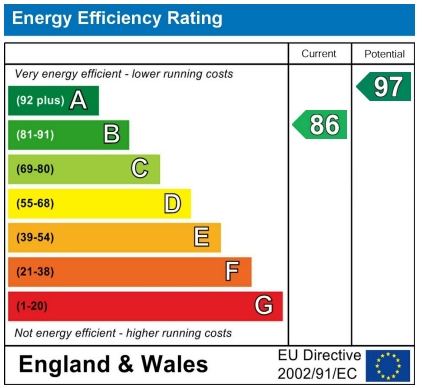
En-Suite
Spacious en-suite incorporating a low profile shower tray with modern glazed enclosure. W.C. Wash basin with vanity cupboard below. Tiled floor and walls. Chrome heated towel rail. Double glazed skylight window.

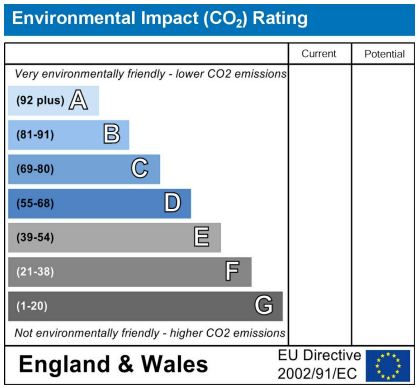
Outside

Private Parking
Private parking is located to the side with its own allocated car parking space.

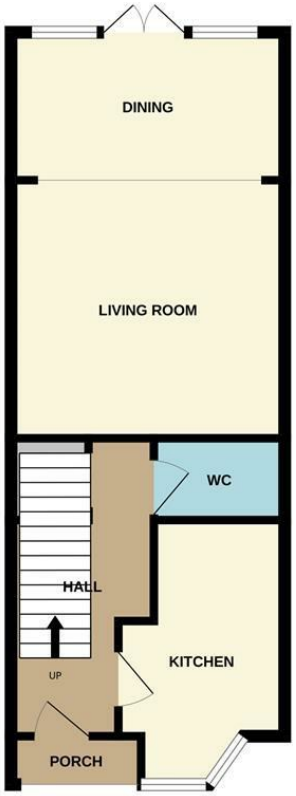
Private Rear Garden
The rear garden is of a good size and offers a virtually maintenance free exterior. A delightful patio area with a path leading to the courtesy gate at the rear of the garden. Fenced and enclosed to the boundaries.

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





GROUND FLOOR



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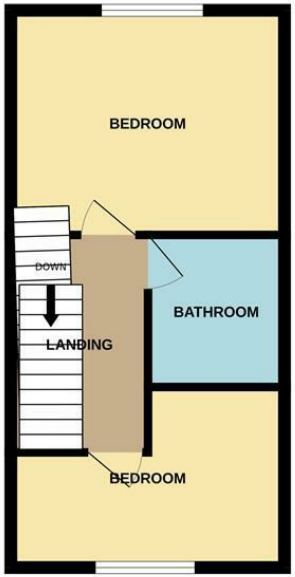

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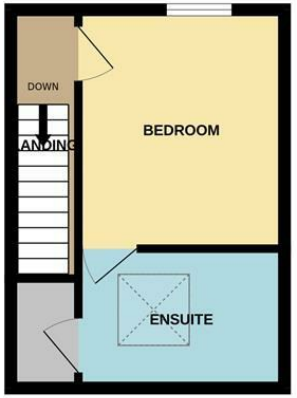

Measurements are approximate. Not to scale. Illustrative purposes only
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