



16 Hetherington Square, Macclesfield,
Cheshire SK10 2ZD



- Modern Family Home
- Three Bedroom Semi Detached
- Corner Position
- Spacious Lounge & Dining Kitchen
- Downstairs WC
- Modern Family Bathroom
- Private Garden & Two Parking Spaces

£295,000

29 Palmerston Street Macclesfield SK10 5PX
01625 576222 bollington@harveyscott.co.uk

www.harveyscott.co.uk

Situated in the popular suburb of Tytherington is a modern and stylish three-bedroom, semi-detached family home, recently constructed by Jones Homes. This particular property benefits from two allocated parking spaces adjacent to the property and comes with a lovely enclosed private garden. Internally the property is presented to a high standard and in brief comprises, entrance hallway, downstairs WC, spacious lounge, and a dining kitchen to the ground floor. To the first floor you will discover three bedrooms and a family bathroom. As previously mentioned, there are two allocated parking spaces to the front and a private garden to the rear with raised beds. For more information or to arrange an internal viewing please contact Harvey Scott on the details provided.



Macclesfield has many attractive Georgian mills, museums, inns, churches and chapels. Cobbled streets and quaint old buildings stand side by side with modern bars, shops, restaurants and town market stalls. There are also a good range of social and recreational facilities and local schools cater for children of all ages. The town is the western gateway to the Peak District with many beautiful walks on its doorstep and stunning views of the surrounding countryside with nearby Teggs Nose and Macclesfield Forest just minutes away. Manchester city centre is approximately eighteen miles from Macclesfield and the railway station is ideal for commuters offering an express link to the North, the Midlands and London.



Ground Floor

Entrance Hall

4' 8" x 3' 5" (1.42m x 1.04m) Composite double glazed door to front elevation, ceiling pendant light, radiator and double power point.

W/C

4' 8" x 2' 8" (1.42m x 0.81m) uPVC double glazed window to front elevation, ceiling pendant light, radiator, low level push flush WC and wash hand basin with chrome mixer tap.

Lounge

14' 6" x 15' 0" (4.42m x 4.57m) uPVC double glazed window to front elevation, ceiling light, radiator, and stairs to first floor.

Kitchen Diner

9' 4" x 15' 0" (2.84m x 4.57m) Modern white gloss fully fitted kitchen fitted with a range of wall and base units with contrasting wood effect counter tops. Stainless steel sink with drainer and mixer tap, single fan assisted oven with grill, four ring stainless steel gas burning hob with glass splash back and overhead stainless steel extractor hood, integrated fridge freezer, plumbing and space for a washing machine and space for a slimline dishwasher. uPVC double glazed window and patio doors to rear elevation, ceiling pendant light and inset ceiling spot lights. Under stairs storage cupboard, radiator and power points.

First Floor

Landing

Ceiling pendant light, radiator, power point, hard wired smoke alarm and bulk head storage cupboard.

Main Bedroom

12' 4" x 8' 6" (3.76m x 2.59m) uPVC double glazed window to front elevation, ceiling light, radiator, power points and tv point.

Second Bedroom

11' 6" x 8' 6" (3.51m x 2.59m) uPVC double glazed window to front elevation, ceiling light, radiator and power points.

Third Bedroom

9' 8" x 6' 8" (2.95m x 2.03m) reduced to 6ft 1 uPVC double glazed window to front elevation, ceiling light, radiator and power points.

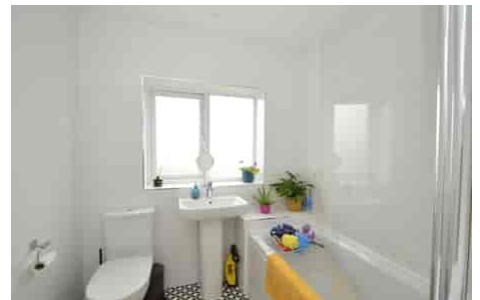
Bathroom

6' 4" x 6' 6" (1.93m x 1.98m) A modern white three price suite comprising; panelled bath with chrome mixer tap and thermostatic shower on a riser rail, Lowe level push flush WC and pedestal wash hand basin with chrome mixer tap. uPVC double glazed window to rear elevation, inset ceiling spot lights, extractor fan, radiator and tiled walls.

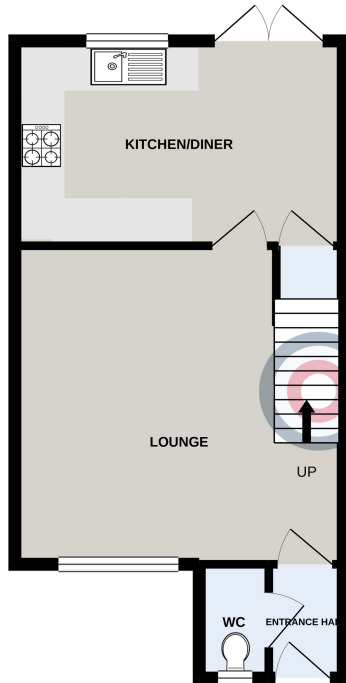
Outside

External

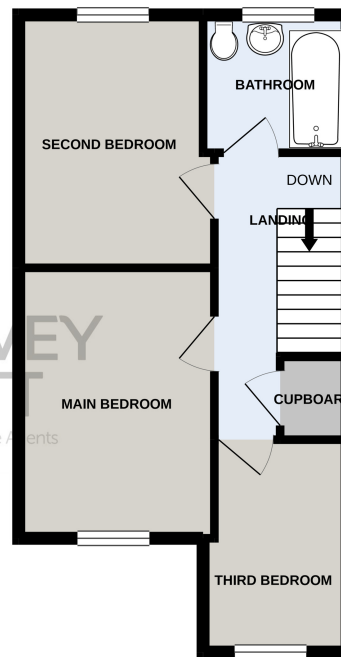
The property is located in a modern cul-de-sac and is set back behind a block paved driveway proving two allocated off roads parking spaces and a lawned garden with mature planted evergreens and shrubs. You will also find gated access to the side of the property leading to the rear where there is an enclosed private garden mainly laid to lawn with a flagged patio area. The garden is enclosed by timber fence panelling and has roasted sleeper beds with flowering plants and shrubs. Outside tap.



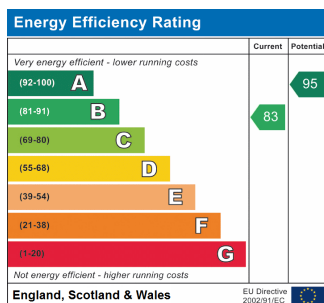
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



Services

999 Year Lease from 24th June 2015
Annual Ground Rent
Service Charge

Local Authority

Cheshire East

Tenure

Leasehold

Viewing

By appointment only. For further information, particulars to view please contact a member of staff at Harvey Scott.

Mortgage Information

Our financial advisor will be informed of all offers made and has vast experience in all areas of financial services including mortgages, insurance etc. The mortgage advice given is completely independent, and may save you money and speed up the whole sales transaction.

Written quotations are available on request.

Misdescriptions Act 1967. These particulars, whilst believed to be accurate, are set out for guidance purposes only and do not constitute any part of any offer or contract. Services and appliances referred to have not been tested and cannot be verified as being in working order. Furthermore you should seek confirmation from a solicitor in respect of moveable items described in the sales particulars, that they are in fact included in the sale. All dimensions, description and photographs are for guidance only and are not a complete representation of the property, references to condition and necessary permissions for use of occupation and other details are given without responsibility, we advise that any intending purchasers or tenants should satisfy themselves by inspection or any other means you may have. No person in the employment of Harvey Scott Ltd has any authority to make or give any representation or warranty whatsoever in relation to the property.