

16 Little Aston Close, Tytherington,
Macclesfield, Cheshire SK10 2UE



- Three Bedroom End Mews
- Spacious Lounge and Dining Room
- Modern Fitted Kitchen with Appliances
- Master Bedroom with en-suite
- Modern Bathroom with Shower
- Enclosed Rear Garden
- Single Garage and Driveway
- Part Furnished
- Available Early September 2021

£975 pcm

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****To Let****Available Early September 2021******A well presented three bedroom end mews property that is situated on the desirable development at West Tytherington. The property benefits from a detached single garage, driveway parking and a good sized corner plot. In brief the accommodation comprises: hallway; downstairs cloakroom with WC and WHB; through lounge and dining room with a gas fire; modern fitted kitchen with an electric cooker, fridge and dishwasher; master bedroom with an en-suite shower room; double bedroom; single bedroom/study; bathroom with shower over the bath; garage with a freezer and washing machine. There is a good sized enclosed rear garden with an outside tap and green house. The property is warmed by gas central heating.



Ground Floor

Entrance Vestibule

4' x 3' 4" (1.22m x 1.02m) Composite double glazed door, ceiling light and door to WC and lounge.

Lounge

12' 4" x 12' 8" (3.76m x 3.86m) Max. uPVC double glazed window to the front elevation, wall lighting, fire surround with gas fire, power points, TV point, phone point, stairs to first floor and opening to dining area.

Dining Area

9' 6" x 7' (2.90m x 2.13m) uPVC double glazed sliding patio doors to rear, ceiling light, radiator, power point and door to kitchen.

Kitchen

Contemporary fitted kitchen with a range of wall and base units with contrasting counter tops. Single electric fan assisted oven with grill, four ring gas burning hob with stainless steel extractor hood over, stainless steel sink with drainer and mixer tap, integrated slimline dishwasher & integrated fridge freezer. uPVC double glazed window, ceiling light, radiator, tiles to splash backs, power points, glow worm combination boiler and storage cupboard.

Downstairs WC

6' 5" x 3' 1" (1.96m x 0.94m) Low level push flush WC & pedestal wash hand basin with mixer tap, uPVC double glazed window, ceiling light, radiator, tiles to splash back and electric consumer unit.

First Floor

Master Bedroom

10' 8" x 12' 1" (3.25m x 3.68m) Max. uPVC double glazed window, ceiling light, radiator, power points and opening to en-suite.

En-suite

Shower enclosure with thermostatic shower on a riser rail and vanity sink unit with chrome mixer tap. uPVC double glazed window, ceiling light, radiator and tiles to splash back areas.

Second Bedroom

7' 7" x 9' 5" (2.31m x 2.87m) uPVC double glazed window, ceiling light, radiator and power points.

Third Bedroom

6' 9" x 6' (2.06m x 1.83m) uPVC double glazed window, ceiling light, radiator and power points.

Family Bathroom

6' 2" x 6' 4" (1.88m x 1.93m) Modern white three piece suite comprising; panelled bath with chrome taps, assist handles and thermostatic shower on a riser rail with glass shower screen, low level push flush WC and pedestal wash hand basin with chrome taps. Ceiling light, extractor fan, wall fitted mirror, partially tiles walls and radiator.

Outside

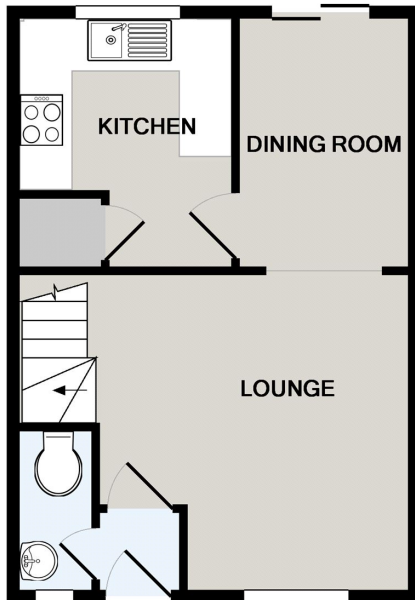
Garden

Externally the property set back behind a small front garden with a single driveway adjacent that leads to a single garage. There is access to the side of the property via a gate leading to an enclosed rear garden mainly laid to lawn with a flagged patio and enclosed by timber fencing panelling and mature evergreens.

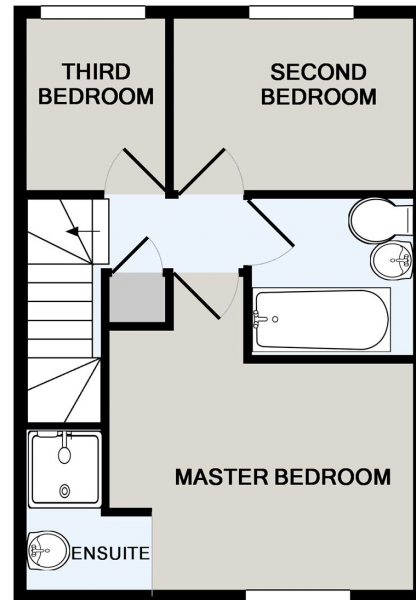
Garage

Single garage with up and over door. Wooden door and window to rear elevation.



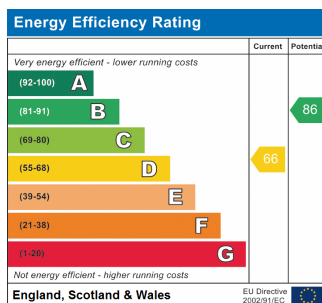


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
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Services

Holding Deposit = **£225**

Security Deposit = **£1125**

Commercial Application Fee = £499

Please note that all fees are inclusive of VAT. No Hidden Charges.

Local Authority

Cheshire East Council

Tenure

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