



# 6 Brocklehurst Mews, Macclesfield, SK10 2GY

**\*\* NO ONWARD CHAIN \*\*** This first floor apartment is located in this extremely popular area of Macclesfield 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/dining room, kitchen, double bedroom and a shower room. Externally the development lies within well-tended communal gardens and comes with a garage to the rear of the building.

## £115,000

### 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 Macclesfield's 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 along the Silk Road, turn left at the first roundabout onto Brocklehurst Way and the property will be found on the left hand side just before The Brocklehurst Arms Public House.

### Communal Hall

Stairs leading to all floors.

### Private Hallway

Built in storage cupboard housing the hot water tank. Electric heater.

### Living Room

13'8 x 12'0

Light and airy with a large double glazed windows to the front and side aspect. Electric fire and surround. Electric heater.

### Kitchen

10'8 x 6'6

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset single bowl stainless steel sink unit with mixer tap and drainer. Space for a cooker, washing machine and under counter fridge. Double glazed window to the front aspect.



## Bedroom

10'0 x 8'10

Double bedroom with double glazed window to the front aspect. Electric heater.

## Shower Room

Fitted with a walk in shower cubicle, low level W.C and pedestal wash hand basin. Tiled walls. Double glazed window to the front aspect.

## Garage

27'0 x 7'8

Up and over door.

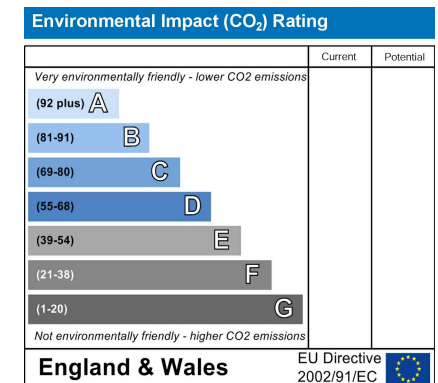
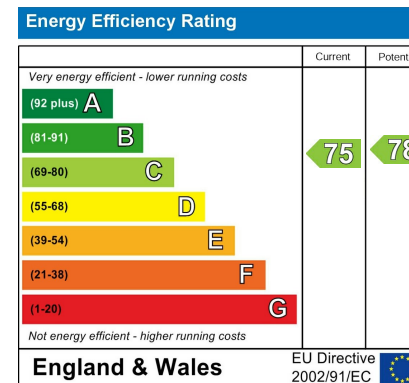
## Tenure

The vendor has advised us that the property is Leasehold. We believe the term to be 200 years from 1 October 1983.

We believe the management charge is £108.40 per month.

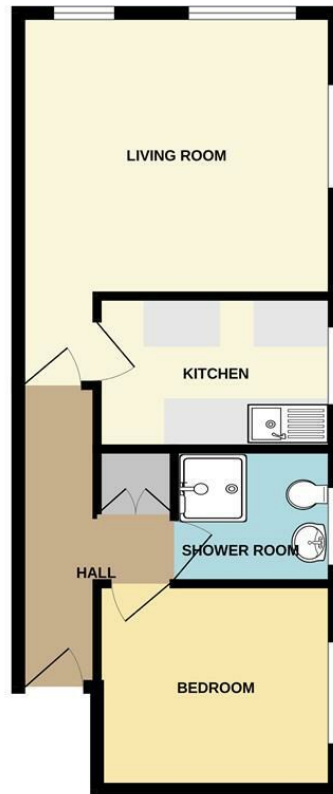
The vendor has also advised us that the property is council tax band A.

We would recommend any prospective buyer to confirm these details with their legal representative.





GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.  
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