



# 14 Saville Street, Macclesfield, SK11 7LQ

**\*\* BRAND NEW HOME \*\*** A fabulous opportunity to acquire an ELEGANT, STYLISH AND PRESTIGE TWO BEDROOM END MEWS conveniently located within walking distance of windmill park and not too far from excellent schools, Macclesfield canal and the town centre with its excellent public transport links. Forming part of a select and highly desirable development, the property incorporates solar panels which is one of the most energy efficient ways to generate electricity for your home for minimal running costs. This delightful home is beautifully appointed throughout and complimented with fabulous QUALITY FITTED kitchen complete with many built in appliances and stylish bathroom coupled with a private rear garden and off road parking. In brief the property comprises; hallway, downstairs W.C, living room and breakfast kitchen fitted with many integrated appliances. To the first floor are two double bedrooms and a stylish bathroom fitted with a white suite and separate shower cubicle. Like many features considered from this development, the gardens have been fenced and enclosed with off road parking commanding TWO private spaces and electric car charging point. For further peace of mind, the property comes with a 10 Year ICW Build Warranty. FREEHOLD.

## £265,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Set in Cheshire's plains, on the fringe of the Peak District National Park, Macclesfield combines the old with the new. Originally a medieval town, Macclesfield 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 Buxton Road and continuing over the canal bridge, Black Road is then the next turning on the right hand side. Saville Street is

then the third turning on the right hand side. The property will be found on the left hand side.

#### Hallway

Composite front door. Inset mat. Recessed ceiling spotlight. Radiator.

#### Downstairs WC

Push button low level W.C and vanity wash basin with tiled splashback. Recessed ceiling spotlight. Tiled splash back. Radiator.

#### Living Room

11'6 x 8'8

Double glazed window to the front aspect. TV point. Recessed ceiling spotlights. Radiator.

#### Dining Kitchen

16'1 x 9'2

Fitted with a stylish range of "handleless" base units with work surfaces over and matching wall mounted cupboards. Inset sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over and double oven below. Integrated appliances include a fridge, freezer and slimline dishwasher all with

matching cupboard fronts. Space for a table and chairs. Radiator. Double glazed French doors to the garden.

### Stairs To The First Floor

Access to the loft space.

### Bedroom One

13'0 x 9'5

Double bedroom with double glazed window to front aspect. Built in over stairs storage cupboard. Recessed ceiling spotlights. TV point. Radiator.

### Bedroom Two

11'0 x 9'6

Double bedroom with double glazed window to the side aspect. Recessed ceiling spotlights. TV point. Radiator.

### Bathroom

Fitted with a modern white suite comprising; panelled bath, separate shower cubicle, push button low level WC and vanity wash hand basin. Double glazed window to the rear aspect. Recessed ceiling spotlights. Ladder style radiator.

### Outside

#### Westerly Facing Garden

The rear garden is mainly laid to lawn with an Indian stone patio area. Fenced and enclosed to the boundaries with a courtesy gate at the side which leads to the off road parking.

#### Off Road Parking

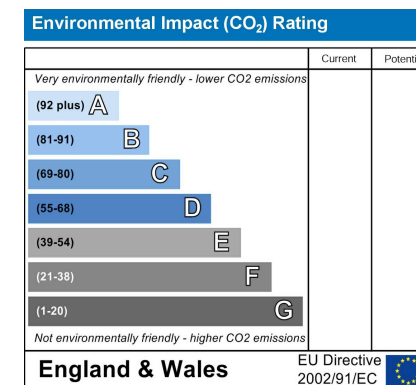
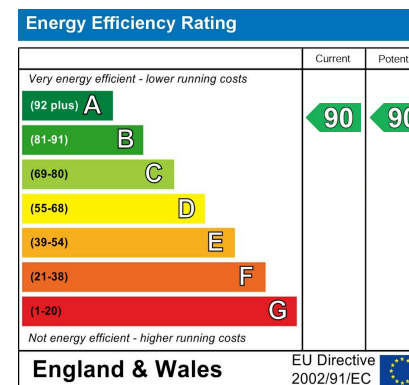
Two private parking spaces. Electric car charging point.

### Tenure

The vendor has advised us that the property is Freehold.

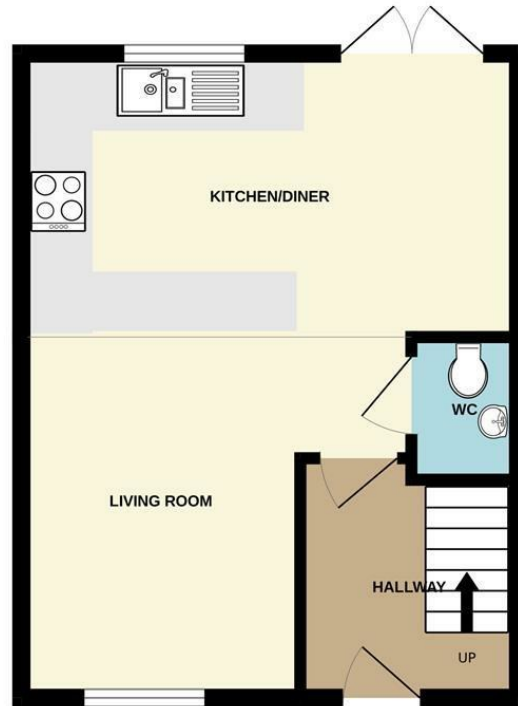
The vendor has also advised us that the property is council tax band TBC.

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

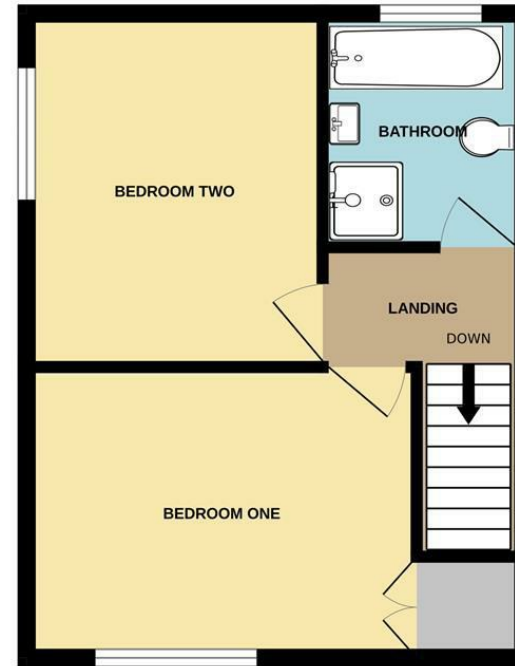




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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