



16 Heyden Close, Macclesfield, SK10 3GJ.
£115,995

Whittaker
& Biggs Est. 1930

Apartment 8, 16 Heyden Close, Macclesfield,

This beautifully presented, two bedroom first floor apartment was built by Taylor Wimpey and is being sold at a discounted price under an affordable housing scheme. The price of the apartment has been discounted by 37.3% and the property is only available to purchase by local first time buyers who satisfy certain criteria set by Cheshire East Council. Unlike shared equity property, there is no rent to pay! The property has the benefit of an en-suite shower room, a modern white bathroom suite and an attractive fitted kitchen with stainless steel hob, oven and extractor. In brief the accommodation comprises; communal entrance hallway, private entrance hall, 14ft living room with a Juliette balcony, contemporary fitted kitchen, two bedrooms one having an en-suite shower room and a modern bathroom. The communal garden to the rear and side is very pleasant being mainly laid to lawn. An allocated parking space is found to the front and there are also several visitor spaces with the carpark. The property also benefits from double glazing and a gas central heating system. The property is located within the popular Broken Cross area of Macclesfield which is well-served by local shopping facilities and affords easy access out towards Alderley, Knutsford etc. This is a great first time purchase available at a very affordable price - blink and you may well miss it!



ACCOMMODATION

Communal Entrance Hall

Security entry system and stairs to upper floor.

Entrance Vestibule/Hall

Radiator, hanging space for coats, security entry phone, laminate floor, shelved storage cupboard.

Living Room 14' 0" x 11' 1" (4.26m x 3.38m)

Double glazed patio doors with 'Juliet' balcony and double glazed window to side elevation, tv aerial point, radiator, laminate floor.

Kitchen 7' 10" x 7' 6" (2.39m x 2.28m)

White high gloss contemporary fitted kitchen units to base and eye level, integral 'Zanussi' electric cooker and hob with stainless steel extractor fan over and stainless steel splash back, integral washing machine, integral fridge freezer, stainless steel sink unit with mixer tap, cupboard housing boiler, laminate floor, double glazed window to side elevation.

Bedroom One 11' 7" max reducing to 9'5" x 8' 6" (3.53m x 2.59m)

Double glazed window to front elevation, laminate floor, radiator, fitted wardrobes with sliding mirror fronted doors.

En-suite shower room

Good sized shower enclosure with mixer shower and contemporary shower boarding, pedestal wash hand basin, push button wc, tiled floor, extractor fan and radiator.

Bedroom Two 11' 8" x 6' 0" (3.55m x 1.83m)

Double glazed window to the front elevation, laminate floor and radiator.

Bathroom

White suite comprising of a push button wc, panel bath with mixer shower over with two shower heads, pedestal wash hand basin, part tiled walls, tiled floor, extractor fan and radiator.

Outside

To the rear/side of the apartment is a communal garden area and a covered bike store. To the front is an allocated parking space and visitor parking spaces.

Note:

Council Tax Band: B

EPC Rating: C

Tenure: Leasehold





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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Directions

Proceed out of Macclesfield along Chester Road. At the Broken Cross roundabout continue over into Chelford Road and take the first right into Whirley Road. Take the second right into Jasmine Avenue and the first right into Heydon Close where the apartment is located directly ahead.

IMPORTANT: Whittaker & Biggs for themselves and for the vendors or lessors of this property whose agents they are give notice that the particulars are produced in good faith and are set out as a general guide only and do not constitute any part of a contract and no person in the employment of Whittaker & Biggs estate agents has any authority to make or give any representation or warranty in relation to this property. The agent has not tested any apparatus, equipment, fittings or services and so cannot guarantee they are in working order, or fit for their purpose. The agent would also like to point out that the majority of the photographs used on their brochures and window displays are taken with non standard lenses.

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