

**TO LET**



## **2 Summerlea Close**

**2 Bedrooms, 1 Bathroom, Apartment**

**£675 pcm**



## 2 Summerlea Close

Apartment,  
2 bedroom, 1 bathroom

£675 pcm

Date available: 19th November 2020

Deposit: £778

Unfurnished

Council Tax band: B

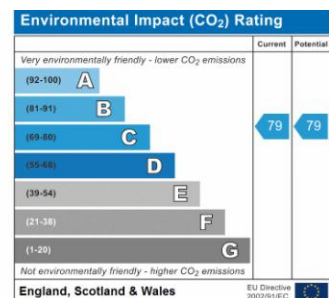
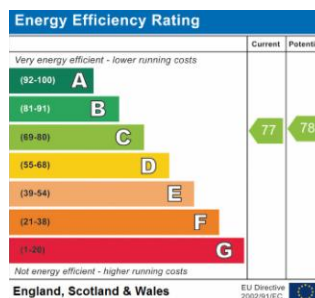
- Two double bedrooms
- Car parking space included
- Attractive lounge diner space with Juliet balcony
- Washer dryer included
- Conveniently located for all local amenities and commuter links
- Appealing front and rear elevation views

### **OVERVIEW**

*Martin & Co Macclesfield are delighted to offer to the market this stylish light and airy first-floor apartment boasting two double bedrooms, nestled within the quiet Tytherington area with easy access to local amenities and shops. Perfectly suited to a young professional couple or a solo occupant looking for their first home.*

### **ENTRANCE HALL**

Conveniently located airing cupboard upon entry containing a number of coat hooks and shelving for storage of shoes or household items





### **BATHROOM**

Modern fitted bathroom suite comprising of WC, sink and bath with overhead electric shower. Attractive mirrored wall opposite the bathing area for all of your getting ready needs

### **BEDROOM ONE**

Continuing down the hallway to the left is a good-sized double bedroom to the front elevation. Large window overlooks the green playing fields opposite. 2 double plug sockets and arial point present

### **BEDROOM TWO**

Double bedroom to the rear elevation looking towards a secluded wooded embankment. 2 double plug sockets present

### **LOUNGE/DINER**

End of the hallway leads to a pleasant lounge diner space boasting double doors to a Juliet balcony, with a view over the green playing fields.



### **KITCHEN**

Spacious part-tiled kitchen with an assortment of cupboards and units for all manner of crockery and cooking utensils. Here the Worcester boiler can be located, as well as the standalone fridge freezer and handy washing dryer. Window overlooks the wooded embankment to the rear elevation

### **ADDITIONAL INFORMATION**

***Garden access available***

***Strictly no pets allowed***

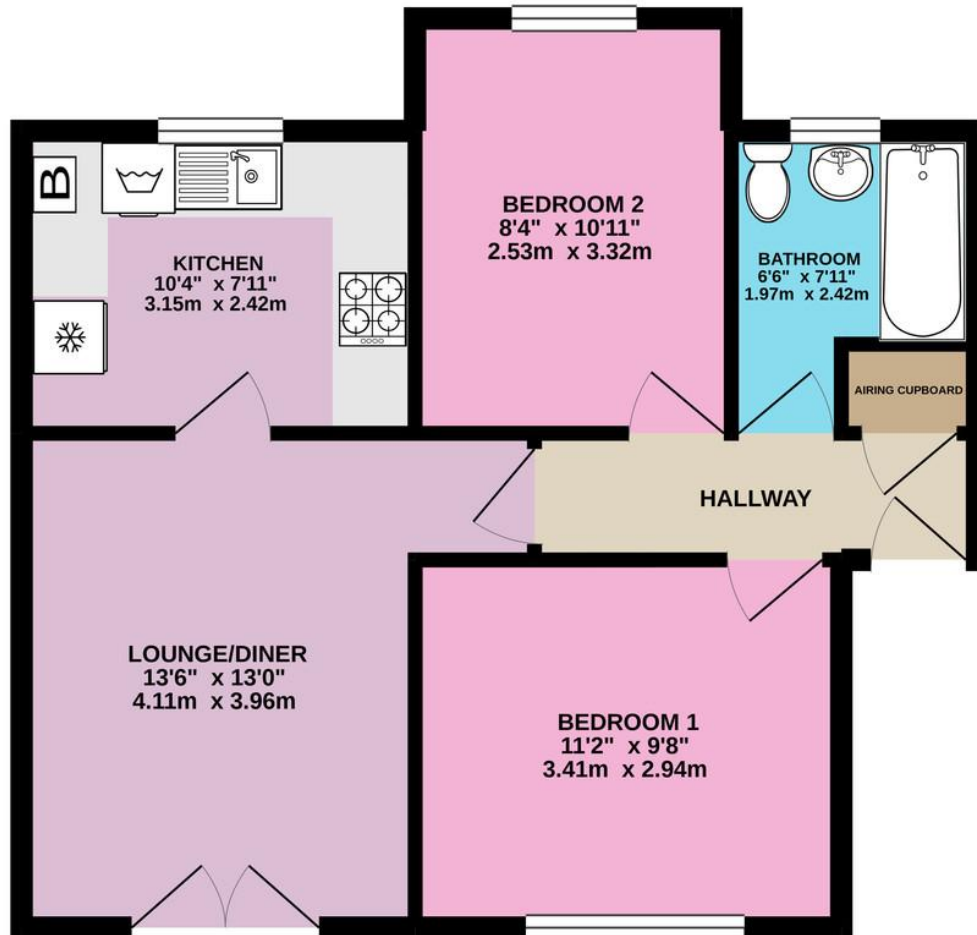
***No smokers***

***No students***

***12 months tenancy required***



GROUND FLOOR  
515 sq.ft. (47.8 sq.m.) approx.



2-BED, FIRST-FLOOR APARTMENT

TOTAL FLOOR AREA : 515 sq.ft. (47.8 sq.m.) approx.

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 ©2020

**Martin & Co Macclesfield** 01625 665910 / 01260 221724

Lyme Green Business & Retail Park • Winterton Way •  
Macclesfield • SK11 0LP

<http://www.martincoco.com>

T: 01625 665910 • E: [macclesfield@martincoco.com](mailto:macclesfield@martincoco.com)



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. **Mortgage & Financial Advice:** The Martin & Co mortgage service is provided by Askey & Sutcliffe Associates Ltd mortgage broker of 58 High Street, Biddulph, Stoke on Trent Staffordshire ST8 6AR. Authorised and regulated by the Financial Conduct Authority. Their FCA number is 418801. **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.** Full written quotation available on request. A suitable life policy may be required. Loans subject to status Minimum age 18.