

Marketing Brochure May 2018



**Newton Street Macclesfield**

SILKDALE  
LIVING

Newton Street, Macclesfield



# Site Plan



## Location

This particular development is located on the corner of Newton Street and Henderson Street, a long established and prime residential area given its abundance of established properties. A befitting location for this quite outstanding dwelling. Apart from the obvious attributes of this property, convenience also features given the proximity to the town centre, itself a modern shopping centre with a range of leisure facilities with more local shops literally 'just around the corner'. South Park, West Park, Macclesfield College as well as excellent public transport links are close at hand. Macclesfield combines the old with the new. On the fringe of the Peak District, Macclesfield was originally a medieval town and 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 if 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 Park Lane (A536), turn right at the first set of traffic lights onto Bond Street. Take the fifth turning on the right into Henderson Street where the development will be found on the right hand side, with the properties fronting onto Newton Street.

THIS DRAWING AND ALL INTELLECTUAL PROPERTY IS COPYRIGHT AND OWNED BY SILKDALE LIVING LTD AND IS FOR USE BY EXPRESS PERMISSION FROM SILKDALE LIVING ONLY UNLESS CONTRACTUALLY STATED OTHERWISE. ALL REPRODUCTION OF COPYRIGHTED MATERIAL IS STRICTLY FORBIDDEN WITHOUT PRIOR CONSENT FROM SILKDALE LIVING.







Backed by  
HM Government

#### **Private Parking**

Private parking is located to the side of the development, each property with its own allocated car park space.

#### **Private Rear Garden**

The rear garden is of a good size and offers a virtually maintenance free exterior. A delightful patio area with a path leading to the courtesy gate at the rear of the garden. Fenced and enclosed to the boundaries.

#### **Help to Buy**

You want to purchase a home of your own, but cannot afford to buy on the open market? Help to Buy could be your way onto the property ladder. The Government has created the Help to Buy scheme to help you take your first steps into home ownership. Call us for further details.

#### **The Developer, Silkdale Living**

Silkdale Living is a company that you can depend on. We keep old fashioned values with modern practices that ensure you, our customer, has an experience that is reliable and worry free. Over many years operating in a wide variety of construction and building services, we have gained a solid and reliable reputation for quality and excellence. Our customer charter puts you at the forefront of every project and as our reputation depends on it, our standards are set high over and above our competitors.

#### **10 year 'BLP' Build Warranty**

The property comes with a 10 Year Build Warranty by BLP. BLP is a Designated Warranty Scheme under the Warranty Link Rule. During the course of construction the design and the quality of workmanship of all these homes will have been checked to ensure it meets the required building standards. [Http://www.bipinsurance.com/how-you-benefit/](http://www.bipinsurance.com/how-you-benefit/)

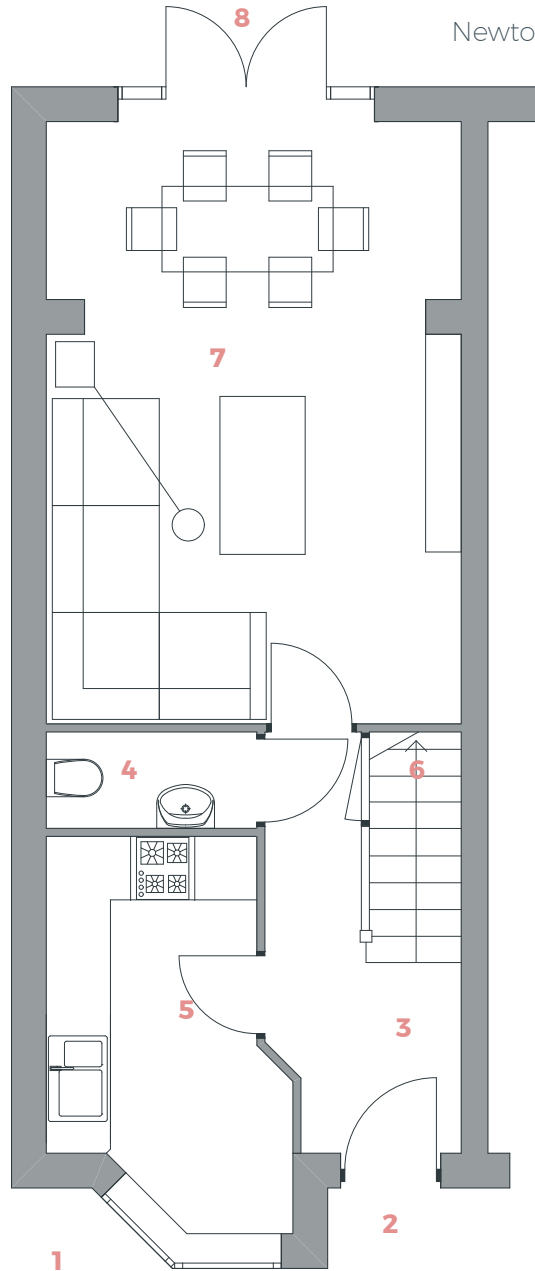
#### **Buying a Silkdale Living Home is Easy**

Once you've decided which house is perfect for you, you're ready to buy your new home.

#### **Peace of mind**

Comprehensive owner induction coupled with a detailed handover manual

Newton Street, Macclesfield



1. Front Garden
2. Porch
3. Entrance Hall
4. Wc
5. Kitchen
6. Stair (with store cupd. under)
7. Living /Dining
8. Patio door to private garden

# Plans

## Typical Ground Level Plan

Rooms and sizes

Covered Porch

Entrance Hallway

Downstairs W.C.

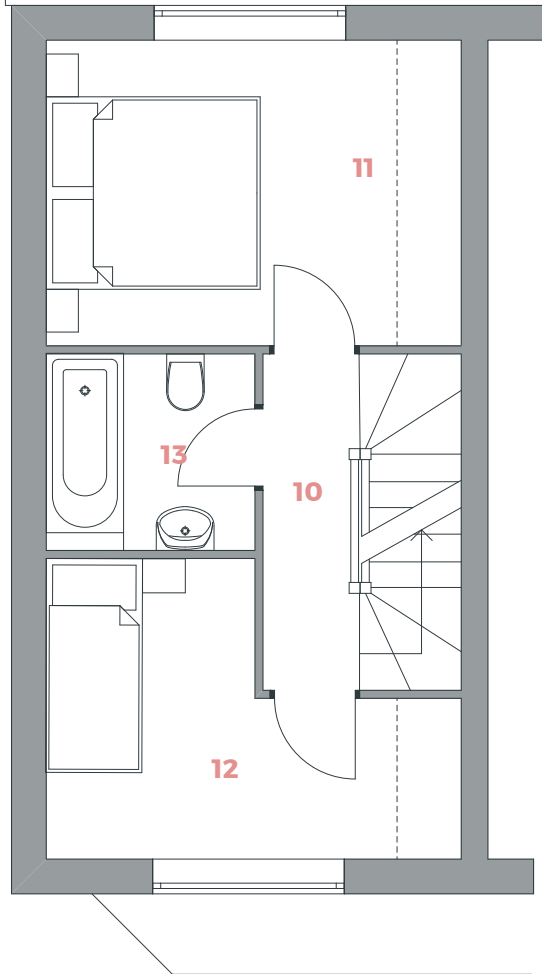
Fitted Kitchen with bay window 9'7 + bay x 7'8 (2.92m + bay x 2.34m)

Living/Dining room 17'6 max x 12'8 (5.33m max x 3.86m)

THIS DRAWING AND ALL INTELLECTUAL PROPERTY IS COPYRIGHT AND OWNED BY SILKDALE LIVING LTD AND IS FOR USE BY EXPRESS PERMISSION FROM SILKDALE LIVING ONLY UNLESS CONTRACTUALLY STATED OTHERWISE. ALL REPRODUCTION OF COPYRIGHTED MATERIAL IS STRICTLY FORBIDDEN WITHOUT PRIOR CONSENT FROM SILKDALE LIVING.

Newton Street, Macclesfield

- 10. Landing
- 11. Bedroom 1
- 12. Bedroom 2
- 13. Bathroom



# Plans

## Typical First Level Plan

Rooms and sizes

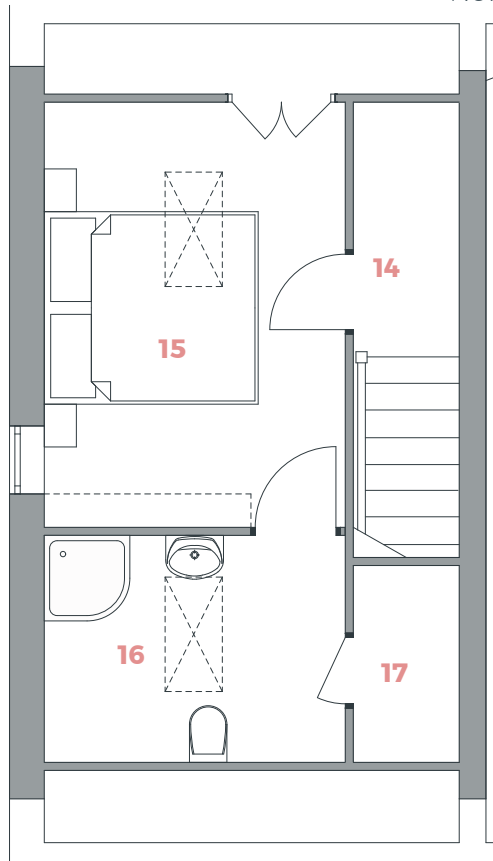
Stairs to the first floor landing

Bedroom 12'6 x 9'2 (3.81m x 2.79m)

Bedroom (L-Spape) 12'6 max x 8'7 max (3.81m max x 2.62m max)

Family Bathroom

Newton Street, Macclesfield



- 14. Landing
- 15. Bedroom 3
- 16. En-suite
- 17. Boiler cupboard

# Plans

## Typical Second Level Plan

Rooms and sizes

Stairs to Second Floor

Bedroom 11'0 x 9'3 max (3.35m x 2.82m max)

En-Suite



Living/dining



# Living

Desirable, high quality,  
new homes  
with lots of natural light,  
gardens and a living  
experience that's both  
functional and delightful.

Kitchen







Bedrooms / hall



Bathrooms



# Bedrooms

Desirable, high quality,  
new homes  
with lots of natural light,  
gardens and a living  
experience that's both  
functional and delightful.



# Specification

**High quality materials**  
will be used for all  
fixtures and fittings.

## **Exterior**

Brick and Block construction with thermal insulation.  
Wrought iron railings/gates to the area to the front.  
Patio garden to the rear with timber panel fencing and gates.  
PVCu double glazed windows.

## **Doors**

Composite front door by ROCK.  
UPVC double glazed French doors.  
Contemporary solid doors, pivot hinges with steel stainless steel lever handles and thumb lock turns to bathrooms/en-suites.

## **Floors**

Quality tiled floors and walls to the bathroom and en-suite.

## **Heating**

Fully installed Gas fired central heating with WORCESTER combination boiler and modern white radiators.

## **Lighting**

Recessed LED low energy down lighting and energy saving pendant lighting.

# Specification

## Kitchen

Contemporary style fitted kitchen with soft close drawers and doors.  
Quality Integrated BOSCH Appliances including fridge, freezer, slimline dishwasher,  
Double oven and electric hob with extractor hood over.  
Space and plumbing for a washing machine or washer/dryer.  
Quartz worktops with 100mm high splash backs.  
Under mounted one and a quarter bowl sink unit with mixer tap.

## Bathroom/En-Suite

Contemporary white sanitary ware with stylish Grohe chrome taps and fittings.  
Chrome finish heated towel rails.  
Low profile shower trays with modern glass shower enclosure.  
Wall mounted vanity cupboard with mirror door.  
Clear glass shower/bath screen.  
Fully Tiled floor and walls.

## Security

Rock lock system to the front door and five lever lock to the French doors.  
Window locks.

## Technology

TV. and Internet connection points to the living room, kitchen and all bedrooms.  
Portable gas central heating controller.

## Landscaping

The gardens will be landscaped with an attractive design and be of low maintenance.  
Timber panel fencing and gates.  
Tarmacadam Car park with allocated spaces



Backed by  
HM Government



**JORDAN FISHWICK**

84-86 WATERS GREEN  
MACCLESFIELD  
CHESHIRE SK11 6LH

T: 01625 434 000

W: [WWW.JORDANFISHWICK.CO.UK](http://WWW.JORDANFISHWICK.CO.UK)

E: [MACCLESFIELD@JORDANFISHWICK.CO.UK](mailto:MACCLESFIELD@JORDANFISHWICK.CO.UK)

*Jordan*fishwick

**SILKDALE LIVING**

3 BAILEY COURT  
GREEN STREET  
MACCLESFIELD  
CHESHIRE SK10 1JQ

T: 01625 359 035

W: [WWW.SILKDALELIVING.COM](http://WWW.SILKDALELIVING.COM)

E: [INFO@SILKDALELIVING.COM](mailto:INFO@SILKDALELIVING.COM)

SILKDALE  
 LIVING