



jordan fishwick

18 MORAN CRESCENT MACCLESFIELD SK11 8JJ

£325,000

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Situated on a pleasant residential crescent offering a mixture of semi-detached and detached homes within walking distance of the town centre, excellent schools and Macclesfield college. In brief, the accommodation comprises; entrance hall, living room, sitting room and spacious dining kitchen with French doors opening to the Southerly facing rear garden. To the first floor are four well proportioned bedrooms (en-suite shower room to the master bedroom) and family bathroom. The property is set behind a driveway providing off road parking. The rear Southerly aspect is of a generous proportion and comprises of a paved patio area with steps up to a lawned garden. Perimeter timber fencing panels and a brick wall providing a good degree of privacy.

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

From our office turn right onto Sunderland Street and continue straight across the traffic lights with Park Green onto Park Street. At the roundabout at the top bear left on to Park Lane and continue across the Bond Street lights. Take the fourth turning on the right onto Cambridge Road and take the third right onto Moran Crescent where the property will be found on the right hand side.

Entrance Hallway

Stairs to the first floor with feature glass balustrade. Recess ceiling spotlights. Radiator.

Living Room

16'6 x 11'5
Decorated in neutral colours and features a contemporary wall mounted gas fire. Double glazed bay window to the front aspect. Recess ceiling spotlights. Radiator.

Sitting Room

14'7 x 7'2
Double glazed window to the front aspect. Radiator.

Dining Kitchen

16'8 x 10'10 max
This fabulous dining kitchen is fitted with a comprehensive range of base and wall mounted units with work surfaces over. Inset one and a half bowl sink unit with mixer tap and drainer. Integrated four ring Neff hob with extractor hood over. Built in Neff double oven. Tiled floor. A useful understairs storage cupboard. Two double glazed windows to the rear aspect. Ample space for a dining table and chairs. Double glazed French doors opening out onto the rear garden. Radiator. Recess ceiling spotlights.

Stairs To First Floor Landing

Feature landing glass balustrade. Recess ceiling spotlights.

Master Bedroom

14'0 x 11'7
Excellent size master bedroom with ample space for a king size bed. Double glazed window to the front aspect. Recess ceiling spotlights. Radiator.

En-Suite Shower Room

Contemporary white suite comprising; walk in shower, low level push button WC with concealed cistern and wash hand basin. Chrome ladder style radiator. Obscured double glazed window to the front aspect. Tiled floor and walls. Recessed ceiling spotlights.

Bedroom Two

14'7 x 7'2
Double bedroom with ample space for a double bed. Double glazed window the front aspect. Radiator.

Bedroom Three

9'4 x 8'10
Good size third bedroom with double glazed window to rear aspect. Radiator.

Bedroom Four

10'10 x 7'2 max
Single bedroom with double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with a white suite comprising; tiled panelled bath with shower over and screen to the side, low level push button WC with concealed cistern and wash hand basin. Chrome ladder style radiator. Recessed ceiling spotlights. Tiled walls. Tiled floor. Double glazed frosted window to rear aspect.

Outside

Driveway

The property is set back behind a driveway providing off road parking.

Garden

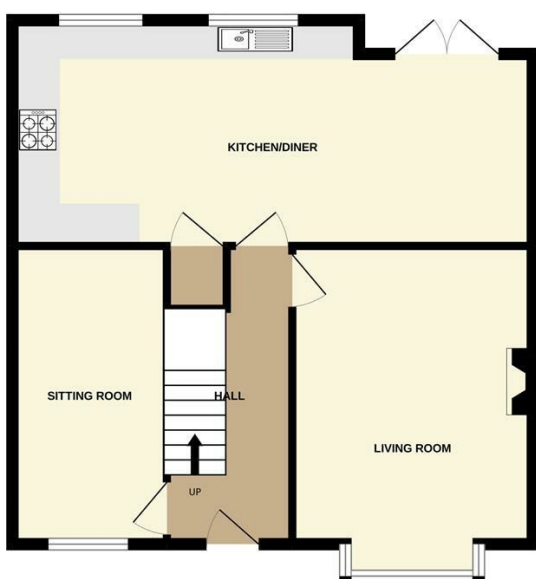
The rear Southerly aspect is of a generous proportion and comprises of a paved patio area with steps up to a lawned garden. Perimeter timber panel fencing and brick wall providing a good degree of privacy. A courtesy gate to the side.

Tenure

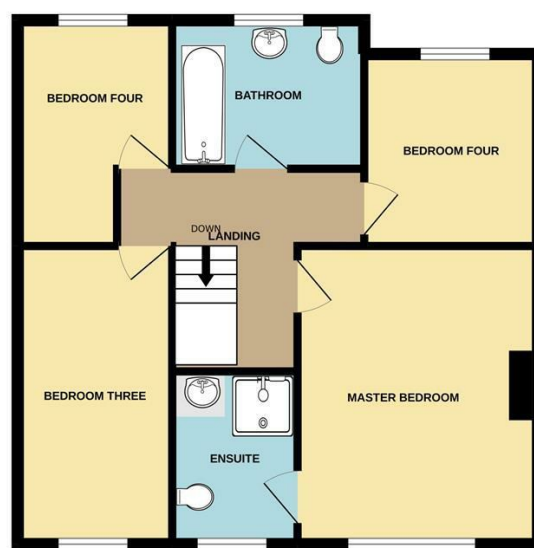
We are advised by the vendor that the property is Freehold. Council Tax Band D.



GROUND FLOOR
616 sq.ft. (57.2 sq.m.) approx.



1ST FLOOR
606 sq.ft. (56.3 sq.m.) approx.



TOTAL FLOOR AREA : 1222 sq.ft. (113.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	79
		EU Directive 2002/91/EC	