



**jordan fishwick**

21 DAWSON ROAD MACCLESFIELD SK11 8ND

**£200,000**

## 21 DAWSON ROAD MACCLESFIELD SK11 8ND

A spacious two double bedroom terrace home located in a popular residential location within close proximity of local shops, excellent schools and public transport links. The bus service is only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The accommodation in brief comprises; entrance hallway with stairs to first floor, pleasant dual aspect living room and a dining kitchen with access to the rear garden. To the first floor are two dual aspect double bedrooms and a bathroom. The property is fitted with uPVC double glazed windows as well as gas central heating (Vaillant boiler). To the front is a driveway providing off road parking for two vehicles. The rear garden is mainly laid to lawn with fencing to the boundaries.

### 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 Chester Road in the direction of Broken Cross, take the first exit at the roundabout onto Ivy Road. Continue along Ivy Road and turn right by the co-op onto Dawson Road where the property will be found after a short drive on the left identified by our 'For Sale' board.

### GROUND FLOOR

#### Hallway

uPVC double glazed window. Stairs to first floor landing. Radiator. Laminate flooring.

#### Living Room

16'4 x 10'8

Dual aspect living room with feature coal effect gas fire and attractive surround. uPVC double glazed windows to front and rear aspects. Radiator. Coved ceiling. Laminate flooring. TV point.

#### Dining Kitchen

15'6 x 9'7 max

Fitted with a range of base and wall mounted units with work surfaces over incorporating sink unit with mixer tap and drainer. Space for cooker with

extractor fan over. Tiled splashbacks. uPVC double glazed window to rear aspect. Useful storage cupboard. Radiator. Coved ceiling. Space for dining table and chairs. Door to rear garden. Laminate flooring.

#### Utility

9'4 x 6'2

Fitted with a range of base units with work surfaces over. Space for washing machine. Space for upright fridge freezer. uPVC double glazed window to front aspect. Wall mounted 'Vaillant' boiler. Laminate flooring.

### FIRST FLOOR

#### Landing

Storage cupboard. uPVC double glazed window to rear aspect.

#### Bedroom One

13'5 x 9'6

Dual aspect double bedroom with uPVC double glazed windows to front and rear aspects. Fitted wardrobes. Radiator.

#### Bedroom Two

13'5 x 9'1 max

Dual aspect double bedroom with uPVC double glazed windows to front and rear aspects. Fitted wardrobes. Eaves storage. Loft access. Radiator.

#### Bathroom

Fitted with a panelled bath with shower fittings over, push button low level WC and pedestal wash basin. Tiled walls. Radiator. Frosted uPVC double glazed window to front aspect.

### OUTSIDE

#### Driveway

A driveway to the front provides off road parking for two vehicles.

#### Garden

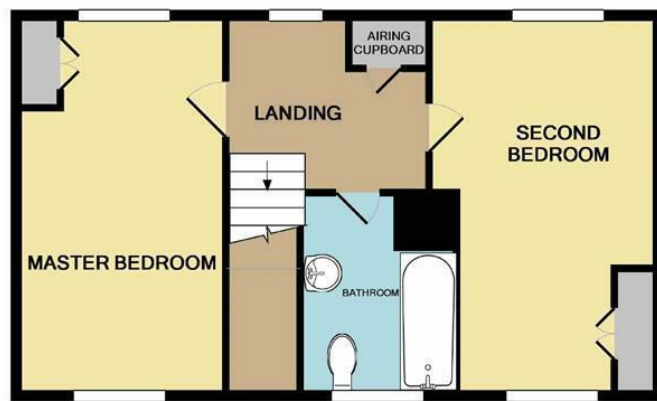
The rear garden is mainly laid to lawn with fencing to the boundaries.

### TENURE

The vendor has advised us that the property is Freehold and that the council tax band is B.



GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2018



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		85
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	