



jordan fishwick

40 CHELFORD ROAD MACCLESFIELD SK10 3LG

£295,000

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A prime residential area given its abundance of established properties. Apart from the obvious attributes of this property, convenience also features given the proximity of the excellent array of local shops at "Broken Cross", sought after schools, leisure centre and the bus service being only a short stroll away, providing public transport to the town centre and of course the surrounding areas. The property commands an elevated position, set back from the road with a single storey extension to the side and conservatory to the rear so offers spacious and well-proportioned ground floor accommodation with a private Southerly facing garden to the rear. The accommodation in brief comprises: entrance hallway, living room featuring a log burning stove, dining room to the rear featuring a cast iron fireplace with attractive tiled inserts and hearth, conservatory, dining kitchen with breakfast bar, utility room and downstairs WC. To the first floor are three good size bedrooms and a modern shower room. A blocked paved driveway to the front provides off road parking for two vehicles. The rear aspect is of a generous proportion and comprises of a large paved patio area with gated access to a lawned garden. Fenced and enclosed. There is also a useful brick built storage facility.

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

Proceed out of Macclesfield along Chester Road (passing the fire station on the left hand side) to the roundabout at Broken Cross, carry straight over onto Chelford Road where the property will be found on the left hand side with Whirley Road on the right.

Entrance Hallway

Laminate flooring. Storage/cloaks cupboard. Spindled staircase to the first floor landing. Radiator.

Living Room

122" x 120" into bay
Featuring a log burning cast iron stove within the chimney breast, tiled hearth and timber mantel. Wooden floor. Picture rail. uPVC double glazed bay window to the front aspect. Radiator.

Dining Room

142" x 110"
Spacious reception room decorated in neutral colours and features a cast iron fireplace with attractive tiled inserts and hearth. Patio doors opening onto the conservatory. Laminate flooring. Radiator.

Conservatory

95" x 90"
uPVC double glazed windows and French doors to the rear aspect. Attractive wooden floor. Radiator.

Dining Kitchen

144" x 121"
Fitted with a range of base units with work surfaces over, tiled returns with matching wall-mounted cupboards with down lighting and inset foot lighting. Inset single drainer one and a quarter bowl sink unit with mixer tap. Four ring gas hob with extractor hood above and double oven below. Integrated fridge and dishwasher. Recessed ceiling spotlights. uPVC double glazed window to the rear aspect. Two Velux windows. Breakfast bar with stool recess. Tiled floor.

Utility

70" x 60"
Space for a washing machine, freezer and tumble dryer. Tiled floor. uPVC double glazed window and door to the front aspect. Recessed ceiling spotlights.

Downstairs WC

Low level WC and hand wash basin.

Stairs To First Floor Landing

Access to the loft space. uPVC double glazed window to the side aspect.

Bedroom One

120" x 110" to wardrobe front
Double bedroom with ample space for a king size bed. Range of wardrobes to one wall. uPVC double glazed window to the front aspect. Picture rail. Radiator.

Bedroom Two

128" x 90" to wardrobe front
Double bedroom with ample space for a king size bed. Range of wardrobes to one wall. uPVC double glazed window to the rear aspect. Picture rail. Radiator.

Bedroom Three

92" x 75"
Generous third bedroom. uPVC double glazed window to the rear and side aspects. Radiator.

Shower room

Fitted with a double tray shower unit with side glazed panel, low level W.C with concealed cistern and wash basin with a useful vanity cupboard below. uPVC double glazed frosted window to the front aspect. Chrome ladder style heated towel rail. Tiled floor and walls. Recessed ceiling spotlights.

Outside

Driveway

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

Southerly Facing Garden

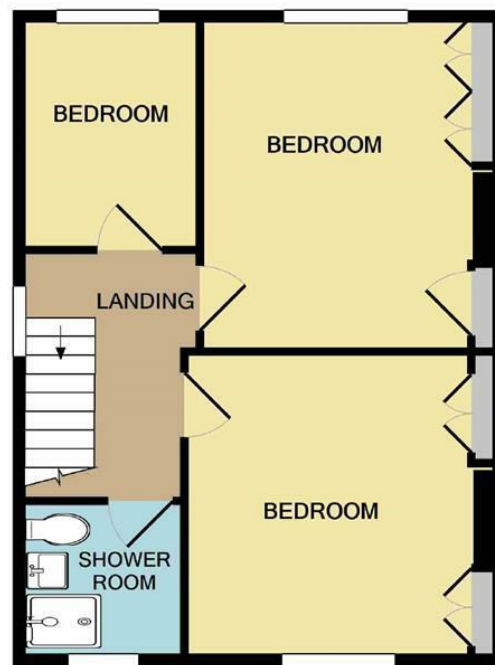
The rear aspect is of a generous proportion and comprises of a large paved patio area with gated access to a lawned garden. Fenced and enclosed. There is also a useful brick built storage facility.

Tenure

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



GROUND FLOOR



1ST FLOOR

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		62	75
		EU Directive 2002/91/EC	