



jordan fishwick

32 Ivymeade Road, Macclesfield, SK11 8NF

* NO ONWARD CHAIN * A spacious THREE BEDROOM family 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, pleasant dual aspect living room and dining kitchen with access to the rear garden. To the first floor are three excellent size bedrooms and a family bathroom fitted with a white suite. The property is fitted with double glazed windows as well as gas central heating. To the front is a large lawned garden with fencing and hedging to the perimeter. The Southerly facing rear garden is of a generous proportion and mainly laid to lawn with a small seating area providing an excellent area to sit and relax with timber panelled fencing and hedging to the boundaries.

£199,950

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

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, at the roundabout with Ivy Road, turn left onto Ivy Road. Take the third turning on the right onto Dawson Road and first left onto Ivy Meade Road, where the property can be found on the left hand side.

Entrance Hallway

Tiled floor. Stairs leading to the first floor landing. Door opening to the living room and dining kitchen.

Living Room

16'4 x 10'6

Dual aspect living room decorated in neutral colours. Contemporary electric fire. Two radiators.

Dining Area

9'1 x 7'2

Ample space for a dining table and chairs. Under stairs storage cupboard. Double glazed window to the rear aspect. Radiator.

Kitchen

16'5 x 9'3 max

Fitted with a comprehensive range of base units with work surfaces over and matching wall mounted units. Tiled returns. Inset stainless steel sink unit with mixer tap and drainer to side. Four ring gas hob with extractor hood over and oven below. Integrated fridge and freezer. Space for a washing machine and tumble dryer. Breakfast bar with stool recess. Tiled floor. Double glazed window overlooking the rear garden. Double glazed door to the garden.

Stairs To First Floor Landing

Double glazed window to the rear aspect. Access to the loft space. Cupboard housing the boiler.

Bedroom One

13'6 x 9'4

Double bedroom with double glazed window to the front aspect. Radiator.

Bedroom Two

10'10 x 9'4

Double bedroom with built in storage cupboard. Double glazed window to the front aspect. Radiator

Bedroom Three

9'3 x 6'9

Good size third bedroom. Double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings over and screen to the side and wash hand basin. Part tiled walls. Tiled floor. Double glazed frosted window to the rear aspect. Radiator.

Separate WC

Low level WC. Tiled floor. Tiled walls. Double glazed window to the rear aspect.

Outside

Southerly Facing Garden

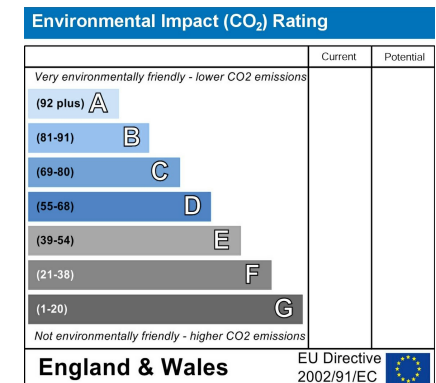
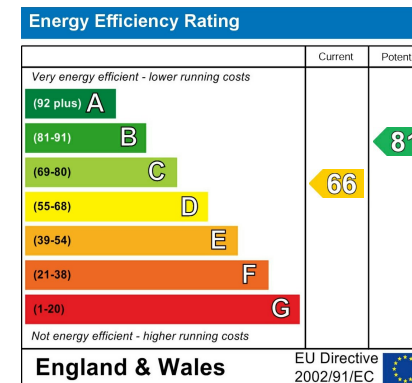
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Tenure

The vendor has advised us that the property is Freehold.

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

We would recommend any perspective buyer to confirm these details with their legal representative.

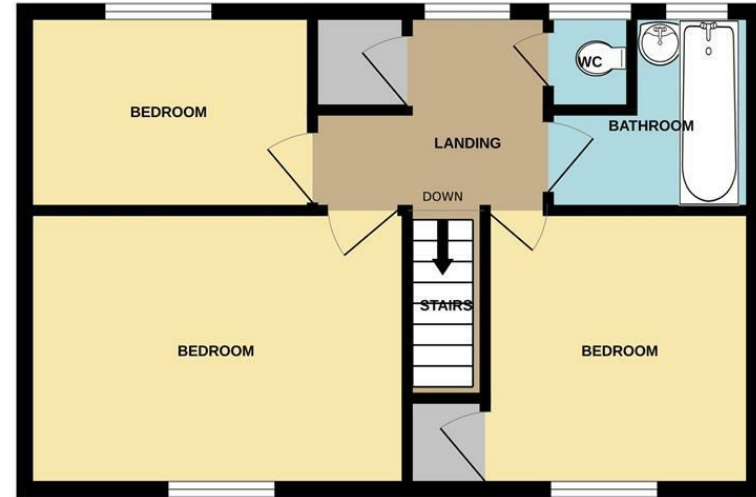




GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.



1ST FLOOR
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 867 sq.ft. (80.5 sq.m.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only
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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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