



jordan fishwick

66 BROKEN CROSS MACCLESFIELD SK11 8TZ

£279,950

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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. Still retaining much of the character typical of the era in which it was built in the form of high ceilings, stripped wooden doors and feature fire places in tow bedrooms. The property is set back from the road offering spacious and well-proportioned accommodation with a private Southerly facing garden to the rear. The accommodation in brief comprises: entrance hallway, living room, dining room featuring a log burning stove, conservatory and kitchen. To the first floor are three good size bedrooms bathroom and separate WC. A blocked paved driveway to the front provides off road parking for several vehicles. The mature Southerly facing rear aspect is of a generous proportion and comprises of a paved patio area with an array of plants and shrubs. Fence and hedging to the perimeter providing a high 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

Leaving Macclesfield along Chester Road (A537) continue over the roundabout at the junction with The Regency Hospital, continue over the roundabout at Ivy Lane and the entrance to "The Villas" development. The property will be found after the local convenience store on the left hand side.

Entrance Hallway

Engineered wood flooring. Storage/cloaks cupboard. Staircase to the first floor landing. Radiator.

Dining Room

13'3 x 12'2
Decorated in neutral colours and featuring a double glazed bay window to the front aspect. Engineered wood flooring. Radiator.

Living Room

11'4 x 11'0
Featuring a log burning cast iron stove within a brick chimney breast. Engineered wood flooring. Double glazed French doors to the conservatory. Radiator.

Conservatory

13'5 x 10'0
Double glazed windows and French doors to the rear aspect. Tiled floor.

Kitchen

11'7 x 9'7
Fitted with a range of base units with granite work surfaces over, tiled returns with matching wall-mounted cupboards. Inset one and a quarter bowl sink unit with mixer tap and drainer. Four ring induction hob with extractor hood above. Built in double oven. Space for an upright fridge/freezer. Tiled floor. Composite door and window to the rear aspect.

Stairs To First Floor Landing

Double glazed window to the side aspect. Access to the loft space.

Bedroom One

11'0 x 9'7 to wardrobe front
Double bedroom fitted with a range of wardrobes with cupboards above. Feature fireplace. Double glazed window to the rear aspect with far reaching views over rooftops and hills beyond. Radiator.

Bedroom Two

12'0 x 10'7
Double bedroom with ample space for a king size bed wardrobes. Feature fireplace. Double glazed window to the front aspect. Radiator.

Bedroom Three

10'0 x 7'0
Good size third bedroom fitted with a range of wardrobes and over bed cupboards. Double glazed window to the rear aspect. Radiator.

Bathroom

Fitted with a P shape bath with shower above and curved screen to the side and vanity wash hand basin. Tiled walls and floor. Recessed ceiling spotlights. Chrome ladder style radiator.

Separate WC

Low level WC. Double glazed window to the side aspect.

Outside

Driveway

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

Southerly Facing Garden

The mature Southerly facing rear aspect is of a generous proportion and comprises of a paved patio area with an array of plants and shrubs. Fence and hedging to the perimeter providing a high degree of privacy.

Tenure

The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band C.
We would recommend any perspective buyer to confirm these details with their legal representative.



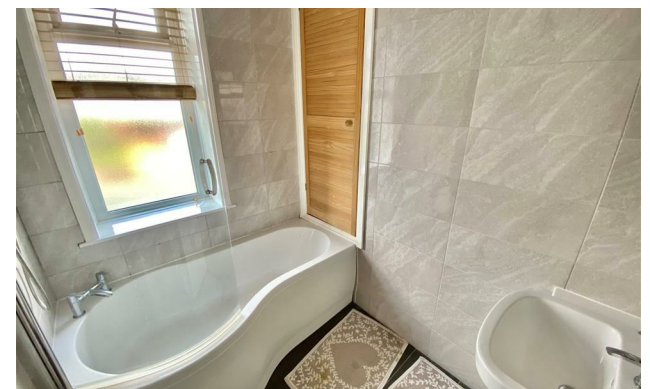
GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



1ST FLOOR
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA: 1125 sq.ft. (104.5 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			83
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	