





# 1 Beeston Terrace, Macclesfield, Cheshire, SK11 8TJ

A spacious THREE BEDROOM family home located in a popular residential area 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. Outside, there are gardens to three sides. To the front is a large lawned garden with hedging to the front. The rear garden is of a generous proportion and sweeps around to the front. Mainly laid to lawn with a paved seating area providing an excellent area to sit and relax with timber panelled fencing and hedging to the boundaries. A driveway to the side (accessed off Chatsworth Avenue).

Agents notes: Please be aware the property is fitted with 'A Shade Greener' solar panels. Any perspective buyer will need to take over the solar panel lease agreement currently in place. We would advise any perspective buyer to confirm that their mortgage provider is also happy with this arrangement.

## £220,000

### 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 in a Westerly direction along Chester Road, continue to the roundabout at Broken Cross and take the first left onto Gawsorth Road. Take the fourth left onto Earlsway. Take the next right onto Chatsworth Avenue and the next left onto Beeston Terrace. The property is the first on the left.

#### Hallway

Stairs leading to the first floor landing. Double glazed front door. Doors off to the living room and dining kitchen.

#### Living Room

16'4 x 10'7

Decorated in neutral colours this dual aspect living room has double glazed window to the front and double glazed patio doors to the rear opening onto the garden. Feature fireplace with surround. Radiator.

#### L-Shaped Dining Kitchen

#### Kitchen

16'4 x 9'5

Fitted with a range of base units with work surfaces over, tiled returns and wall mounted cupboards. Space for a cooker, washing machine, dishwasher and upright fridge freezer. Inset stainless steel sink unit and mixer tap and drainer to the side. Double glazed window and door to the rear aspect.

#### Dining Area

8'3 x 7'5

Space for a table and chairs. Radiator. Useful under stairs storage cupboard. Double glazed window to the rear aspect.

#### Stairs To First Floor Landing

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

### Bedroom One

13'10 x 9'6

Double bedroom with space for king-size bed, wardrobes and dressing table. Double glazed window to the front aspect. Radiator.

### Bedroom Two

10'6 x 9'6

Double bedroom with space for king-size bed, wardrobes and dressing table. Built in storage cupboard. Double glazed window to the front aspect. Radiator.

### Bedroom Three

10'7 x 6'7

Double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a panelled bath and wash basin with vanity unit below. Double glazed window to the rear aspect. Radiator.

### Separate WC

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

### Outside

### Driveway

A driveway to the side (accessed off Chatsworth Avenue).

### Gardens

To the front is a large lawned garden with hedging to the front. The rear garden is of a generous proportion and sweeps around to the front. Mainly laid to lawn with a paved seating area providing an excellent area to sit and relax with timber panelled fencing and hedging to the boundaries.

### Tenure

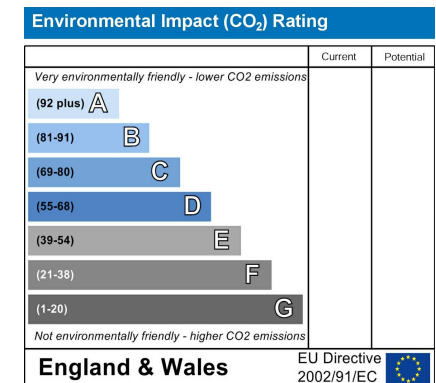
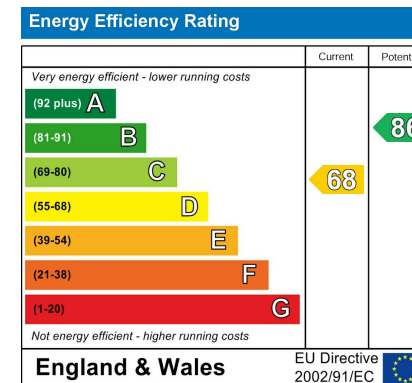
The vendor has advised us that the property is Freehold.

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

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

### Agents Notes

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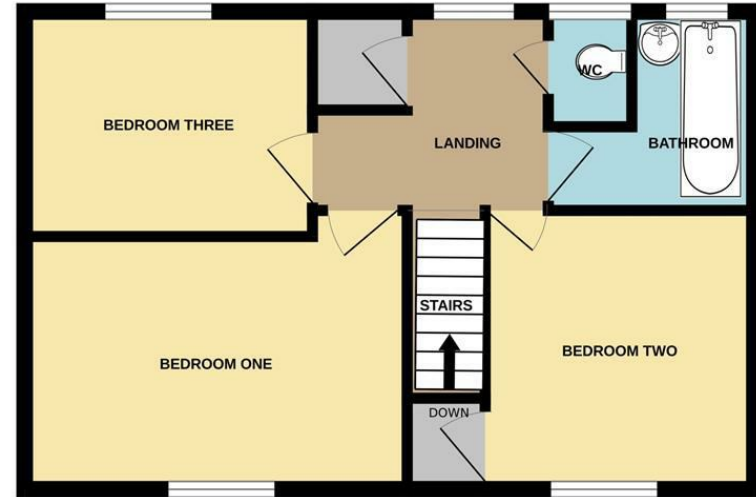




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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