



3 Farwood Close, Macclesfield, SK10 3DS

NO ONWARD CHAIN A spacious three bedroom detached property, located within a quiet cul-de-sac with close proximity to excellent primary and secondary schools such as Whirley and Fallibroome as well as Macclesfield Leisure Centre and public transport links. This family home offers excellent accommodation and is fitted with gas fired central heating and double glazed windows. In brief, the accommodation comprises; entrance vestibule, living/dining room, breakfast kitchen, utility room and downstairs WC. To the first floor are three good size bedrooms and a family bathroom. To the front of the property a block paved driveway provides off road parking and leads to the attached single garage. A side pathway with gated access leads to the delightful enclosed rear garden laid mainly to lawn with various flower beds that offer an array of attractive plants, flowers and shrubs bordering a lawn with flagged patio/seating area, stocked flower bed borders, additional raised beds. Timber panel fencing to the perimeter.

£360,000

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 along Prestbury Road, turn left onto Kennedy Avenue and take the third turning on the left onto Millbank Drive. Take the next left onto Farwood Close and the property will be found on the left.

Entrance Vestibule

Laminate floor. Double glazed window and door. Further door opening to the living room.

Living/Dining Room

21'8 x 11'0 max

Living Area

13'8 x 11'0

Decorated in neutral colours featuring a fireplace and surround. Staircase to the first floor landing. Under stairs storage cupboard. Laminate floor. Ceiling coving. Double glazed window to the front aspect. Two radiators. Open to the dining area.

Dining Area

9'0 x 8'0

Space for a dining table and chairs. Laminate floor. Radiator. Double glazed French doors to the breakfast kitchen.

Breakfast Kitchen

19'6 x 11'0

Fitted with a range of base units with work surfaces over and matching wall-mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Five ring gas hob with extractor hood over. Built in double oven. Integrated microwave and dishwasher. Ample space for a dining table and chairs. Recessed ceiling spotlights. Three Velux windows. Double glazed window and French doors opening to the garden. Radiator.

Utility Room

7'0 x 7'0

Space for an American fridge/freezer and washing machine. Built in cupboards. Recessed ceiling spotlights. Ceiling coving. Radiator.

Downstairs WC

Fitted with a push button low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Ceiling coving.

Stairs To First Floor Landing

Turning staircase to the first floor. Double glazed window to the side aspect. Access to the loft space.

Bedroom One

13'2 x 9'0

Double bedroom fitted with a range of wardrobes, over bed storage and drawers. Double glazed window to the front aspect. Radiator.

Bedroom Two

10'4 x 8'0

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

Bedroom Three

8'10 x 8'3

Good sized third bedroom with double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with a white suite comprising; panelled bath, separate walk in shower cubicle, push button low level WC and pedestal hand wash basin. Chrome ladder style radiator. Tiled walls. Tiled floor. Recessed ceiling spotlights. Two double glazed windows to rear aspect.

Outside

Driveway

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

Attached Garage

16'10 x 8'8

Up and over door. Power and lighting. Wall mounted "Vaillant" boiler.

Garden

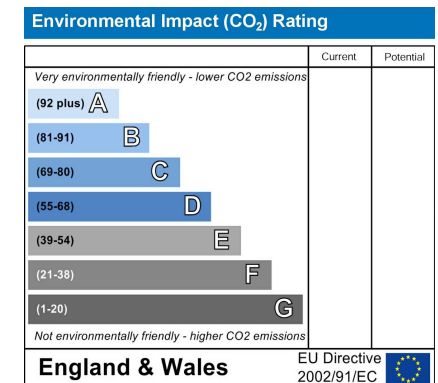
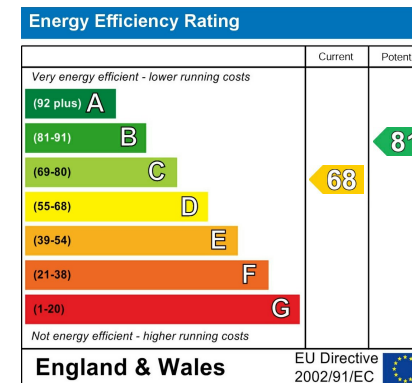
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Tenure

The vendor has advised us that the property is Freehold.

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

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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