



20 Delamere Drive, Macclesfield, Cheshire, SK10 2PW

A traditional three bedroom semi detached property located on the outskirts of Macclesfield with close proximity to both the delightful surrounding countryside and the town centre. Noteworthy features include being on the canal side and a double garage. The property in brief comprises; entrance vestibule, living room, dining kitchen and lean to. To the first floor are three bedrooms and a bathroom fitted with a white suite. There is off road parking to the front. The rear garden is slightly elevated, being laid mainly to lawn with flower borders. Gated access to the rear leads to the canal side with a pleasant patio to sit and enjoy the views. A double garage to the rear is accessed down a private road at the start of Delamere Drive. Viewing highly recommended.

£265,000

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

Proceed out of Macclesfield in a Southerly direction along the Silk Road, at the Tesco's roundabout take the third exit onto Hurdsfield Road. Continue for

some distance after passing a church on the right hand side and Delamere Drive can be found on the left hand side. Turn onto Delamere Drive and the property will be found on the right.

Entrance Vestibule

Accessed via uPVC door. Stairs leading to the first floor. Radiator. Meter cupboard.

Living Room

14'2" x 13'3"

Featuring an open grate fireplace with attractive surround. Double glazed uPVC bay window to front aspect. Radiator. Laminate flooring.

Dining Kitchen

17'5" x 8'4"

Fitted with base and wall mounted units with work surfaces over incorporating an under-hung one and a half bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine and under counter fridge. Radiator. Understairs storage. uPVC double glazed window to rear aspect. uPVC door to the side giving access to the rear garden. uPVC double glazed patio doors to the lean to. Space for a table and chairs.

Lean To

16'7" x 7'0"

UPVC double glazed windows and door opening onto the pleasant rear garden.

Stairs To First Floor Landing

Access to the loft space.

Bedroom One

12'0" x 10'4"

Double size bedroom with space for king size bed. uPVC double glazed window to front aspect. Radiator.

Bedroom Two

10'0" x 8'4"

Double size bedroom with space for king size bed. uPVC double glazed window to front aspect. Radiator.

Bedroom Three

6'10" x 6'7"

UPVC double glazed window to front aspect. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with shower over, push button low level WC and pedestal hand wash basin. Ladder style towel radiator. Part tiled walls. Tiled floor. Frosted uPVC double glazed window to rear aspect.

Double Garage

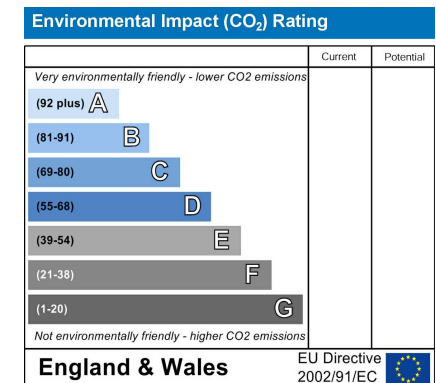
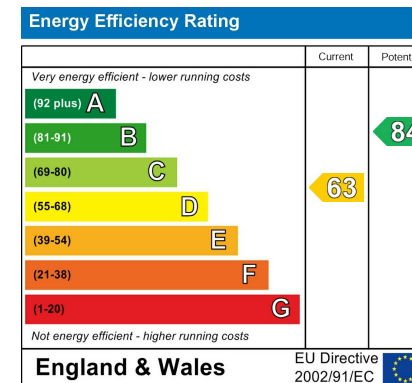
Accessed down a private road at the start of Delamere Drive provides access to the double garage with up and over door, power and lighting. A side door from the garage opens on to the private rear garden.

Garden

To the front of the property is a driveway providing off road parking. The rear garden is slightly elevated, being laid mainly to lawn with flower borders. Gated access to the rear leads to the canal side with a pleasant patio to sit and enjoy the pleasant views.

Tenure

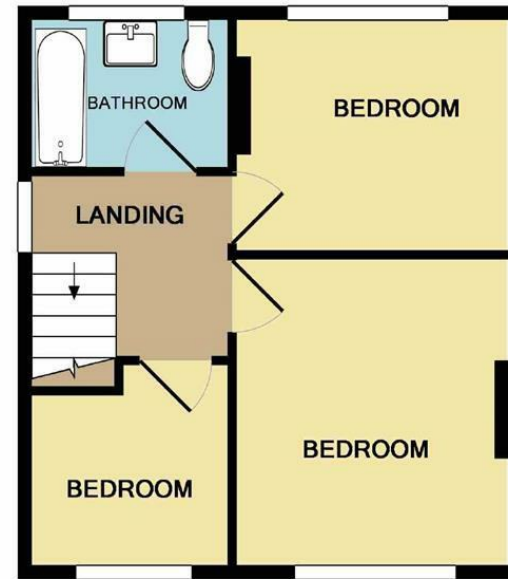
The vendor has advised us that the property is Freehold







GROUND FLOOR



1ST FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only
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