





# 39 Berwick Close, Macclesfield, SK10 3EF

**\*\* NO ONWARD CHAIN \*\*** A spacious property located within close proximity to excellent, highly rated primary and secondary schools such as Upton Priory and Fallibroome as well as Macclesfield Leisure Centre and local transport links. This two bedroom terraced home is set back behind a lawned front garden, offering spacious family accommodation and in brief comprises; vestibule, entrance hallway with stairs to the first floor landing, living room, dining room, fitted kitchen and utility. To the first floor are two double bedrooms and a bathroom. The property is fitted with double glazed windows as well as gas central heating via a Worcester boiler. To the front is a lawned garden, whilst the rear garden offers a private courtyard garden with courtesy gate to the rear.

## £155,000

### 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 the direction of Alderley Edge along Prestbury Road, turn left into Berwick Close, which is located on the left hand side before the

junction with Priory Lane. Follow the road around and the property will be found towards to head of the cul-de-sac overlooking a green.

#### Vestibule

Double glazed window to the front and side aspect. Door to the entrance hall.

#### Entrance Hallway

Stairs to the first floor. Radiator.

#### Living Room

12'2 x 10'0

Double glazed window to the front aspect. Radiator.

#### Dining Room

8'4 x 7'5

Space for a table and chairs. Double glazed window to the rear aspect. Radiator.

#### Kitchen

10'1 x 9'1

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset two circular stainless steel sink units with mixer

tap. Space for a cooker and fridge. Double glazed window to the rear aspect. Door to the utility.

### Utility

14'4 x 5'4

Fitted with a range of base units with work surfaces over and wall mounted cupboards. Space for additional appliances. Double glazed window and door to the side aspect.

### Stairs To First Floor

Access to the loft space. Small storage cupboard over the stairs.

### Bedroom One

15'0 x 9'5

Double bedroom with built in cupboard housing a Worcester boiler. Double glazed window to the front aspect. Radiator.

### Bedroom Two

11'0 x 10'0 max

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

### Bathroom

Fitted with a white suite comprising; panelled corner bath with shower attachment off the taps, push button low level WC and pedestal wash hand basin with mixer tap. Part tiled walls. Chrome ladder style radiator. Double glazed window to the rear aspect.

### Outside

#### Gardens

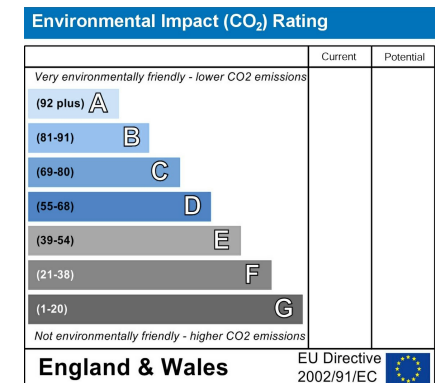
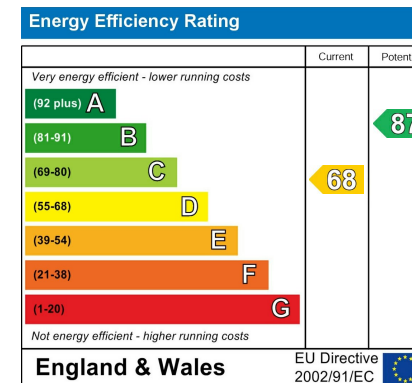
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#### Tenure

We are advised by our vendor that the property is Freehold.

Council Tax Band A.

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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