



# 15 Whiston Close, Macclesfield, SK11 7GQ

Whiston Close is located on an attractive cul-de-sac and forms part of a small modern development on the south-western outskirts of Macclesfield town, constructed by Seddon Homes. This popular residential area is within walking distance of local schools, shops and public transport and in brief the property comprises; entrance vestibule with stairs to first floor, living room, kitchen with utility area and downstairs W.C. To the first floor there are two well proportioned bedrooms and a bathroom fitted with a white suite. A driveway to the front provides off road parking for two vehicles with a courtesy gate to the side with access to a pleasant and well maintained garden, mainly laid to lawn. A patio area provides an excellent area to sit and relax with friends and family.

## £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 along Park Lane continue to the Flowerpot public house and turn left onto Congleton Road. Take the third turning on the left hand side onto Moss Lane, taking the fourth turning on the right hand side onto Buckingham Rise. Take the first turning on the left onto Whiston Close.

#### GROUND FLOOR

#### Entrance Vestibule

Stairs to first floor landing. Radiator.

#### Living Room

13'7 x 11'1

uPVC double glazed window to front aspect. Radiator.

#### Breakfast Kitchen

9'4 x 8'7

Fitted with a range of base and wall mounted units with work surfaces over incorporating stainless steel sink unit with mixer tap and drainer. Tiled splash backs. Four ring gas hob with concealed extractor over and oven below. Space for upright fridge/freezer. uPVC double glazed window to rear aspect. Fitted breakfast bar. Radiator.

#### Downstairs WC

Vanity was basin with mixer tap and push button low level WC. Inset spotlights. Radiator.

#### Utility

5'0 x 4'7

Fitted with base unit with work surfaces over. Space for washing machine. Tiled splash backs. uPVC double glazed window to rear aspect.

#### FIRST FLOOR

### Landing

Frosted uPVC double glazed window to side aspect.

### Bedroom One

11'2 x 10'8

Excellent size master bedroom with space for king size bed. Built-in cupboards to one wall providing ample hanging space. uPVC double glazed window to front aspect. Loft access. Radiator.

### Bedroom Two

11'10 x 7'1

Good size second bedroom with uPVC double glazed window to rear aspect. Radiator.

### Bathroom

Fitted suite comprising; panelled bath with electric shower over and screen to side, pedestal wash basin with mixer tap and push button low level WC. Part tiled walls. Radiator. Frosted uPVC double glazed window to rear aspect. Inset spotlights. Cupboard housing boiler.

### OUTSIDE

#### Driveway

A driveway to the front provides off road parking for two vehicles with a courtesy gate to side giving access to the rear garden.

#### Southerly Facing Garden

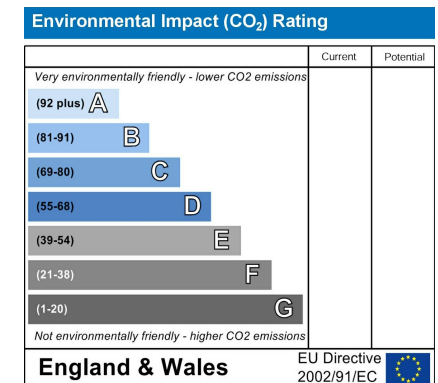
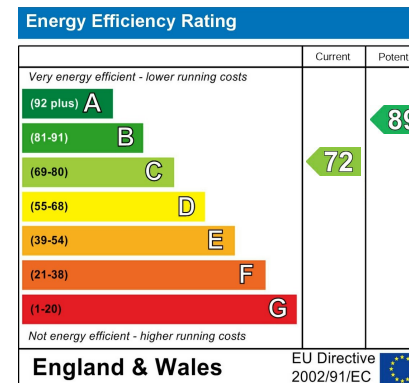
To the rear is a pleasant and well maintained garden, mainly laid to lawn with patio area which provides an excellent area to sit and relax with friends and family. Fencing to the perimeter provides a high degree of privacy.

#### Tenure

The vendor has advised us that the property is Freehold.

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

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





GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2023



These particulars are believed to be accurate but they are not guaranteed and do not form a contract. Neither Jordan Fishwick nor the vendor or lessor accept any responsibility in respect of these particulars, which are not intended to be statements or representations of fact and any intending purchaser or lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. Any floorplans on this brochure are for illustrative purposes only and are not necessarily to scale.

Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

01625 434000

macclesfield@jordanfishwick.co.uk  
www.jordanfishwick.co.uk

