



jordan fishwick

81 IVY ROAD MACCLESFIELD SK11 8QN

£325,000

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**** NO ONWARD CHAIN **** A three bedroomed link-detached family home set back from the road. Situated in a popular and sought after residential area close to local shops, excellent schools and the bus route. The living accommodation has gas central heating via a Worcester boiler and double glazing. This particular home is located on a favourable residential road and will provide an excellent home for a growing family. In brief the accommodation comprises; porch, entrance vestibule, downstairs WC, living room, dining room and kitchen. To the first floor are three bedrooms and a shower room. To the front of the property beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a delightful lawned garden. Off road parking for two vehicles leads to the integral garage with a pathway leading around to the rear of the property. The rear garden is equally as nice, mainly laid to lawn with various flower beds and shrubs and hedging to the perimeter.

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 Chester Road in the direction of Broken Cross, take the first exit at the roundabout onto Ivy Road. Continue along Ivy Road where the property will be found on the left hand side, just after St John's Primary School.

Porch

Tiled floor.

Entrance Vestibule

Doors to the downstairs WC, living room and kitchen.

Downstairs WC

Low level W.C and wash hand basin. Part tiled walls. Tiled floor. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

Living Room

16'0 x 11'0
Generous living room with double glazed window to the front and side aspect. TV point. Coved ceiling. Radiator.

Dining Room

11'0 x 9'0
Space for a dining table and chairs. Built in storage cupboard. Double glazed window and door to the rear aspect. Radiator.

Kitchen

11'0 x 8'3
Comprehensively fitted with a range of soft close, handleless base units with granite work surfaces over and matching wall mounted cupboards. Stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood over. Built-in oven and microwave. Integrated fridge and washing machine with matching cupboard fronts. Chrome ladder style radiator. Double glazed window to the rear aspect.

Stairs To First Floor Landing

Access to the loft space. Built in storage cupboard.

Bedroom One

16'0 x 11'0
The master bedroom offers ample space for a king size bed, wardrobes and dressing table. Double glazed window to the front & side aspect. Radiator.

Bedroom Two

11'0 x 8'0
Double bedroom with double glazed window to the rear aspect with far reaching views over rooftops and towards Shutlingsloe. Built in storage cupboard. Radiator.

Bedroom Three

8'4 x 8'0
Good size third bedroom with double glazed window to the rear aspect with far reaching views over rooftops and towards Shutlingsloe. Radiator.

Shower Room

Fitted with a walk in shower cubicle, low level WC and wash hand basin. Part tiled walls. Chrome ladder style Radiator. Double glazed window to the side aspect.

Outside

Driveway & Front Garden

To the front of the property beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs bordering a delightful lawned garden. Off road parking for two vehicles leads to the integral garage with a pathway leading around to the rear of the property.

Garage

17'0 x 9'0
Up and over door. Power and lighting. Wall mounted Worcester boiler. Door to the rear garden.

Garden

The rear garden is equally as nice, mainly laid to lawn with various flower beds and shrubs and hedging to the perimeter.

Tenure

The vendor has advised us that the property is Leasehold., 999 years from 25th December 1963 with a charge of £12.00 every six months. The vendor has also advised us that the property is council tax band D. We would recommend any perspective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	