



22 Ecton Avenue, Macclesfield, SK10 1QS

Enjoying a superb location in one of Macclesfield's most favoured residential areas within a short distance of Puss Bank School, open countryside, Macclesfield town centre and train station. This fabulous semi detached family home is set back behind a driveway and in brief comprises, spacious entrance hallway, sitting room fitted with a log burning stove, living room featuring a large window to the rear taking advantage of the views, spacious dining kitchen with bi-folding doors opening to a raised decked patio, utility and downstairs WC. To the first floor are four bedrooms and stylish family bathroom with separate walk in shower. A driveway to the front provides off road parking for several vehicles. The rear garden is a real feature and of a generous size mainly laid to lawn. Accessed from the dining kitchen via double glazed bi folding doors onto a raised decking area with stunning open views over Macclesfield. Steps take you down onto a pleasant stone patio ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy the outlook. To the rear of the garden is a large summer house featuring a log burning stove and has power and lighting.

£460,000

Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

Location

Ecton Avenue has long been considered to be one of Macclesfield's premier addresses for it really does enjoy the best of both worlds, being on the fringe of delightful countryside with superb views, whilst at the same time still being within easy reach of the town 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

Travel out of Macclesfield along Buxton Road. Continue to the top and just before reaching the open countryside, turn left onto Ecton Avenue. After a short distance the property will be found on the left hand side.

Vestibule

Composite front door. Tiled floor and cloaks hanging space.

Entrance Hallway

Stairs leading to the first floor landing. Large storage cupboard plus additional under stairs storage. Exposed floorboards. Radiator.

Sitting Room

14'5 x 12'2

Well presented featuring a log burning stove within the chimney breast. Double glazed window to the front aspect. Exposed floorboards. Coving to the ceiling. Radiator.

Living Room

15'10 x 11'10

Well presented featuring a log burning stove and large window to the rear with far reaching views. Exposed floorboards. Radiator.

Dining Kitchen

I - shaped 18'6 x 14'6 max

Fitted with a bespoke range of base units with work surfaces over and matching wall mounted cupboards. Space for a range cooker with extractor hood over. Belfast style sink unit with mixer tap. Tiled splash backs. Space for an American fridge freezer. Wall mounted Vaillant boiler. Double glazed window to the rear aspect. Double glazed bi-folding doors opening to the raised decked patio.

Utility

6'4 x 6'2

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Space for a washing machine and dishwasher. Built in microwave.

Downstairs WC

Push button low level WC with concealed cistern and vanity wash hand basin. Radiator.

Stairs To First Floor Landing

Access to the loft via a pull down ladder.

Loft Room

Carpeted loft room, accessed via a pull down ladder. Exposed beams. Velux window. Power and light.

Master Bedroom

13'0 x 10'0

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

En-suite

Fitted with a stylish white suite comprising; large walk in shower unit with screen to the side, push button low level WC and vanity wash hand basin. Tiled floor and part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Bedroom Two

14'8 x 10'0

Double bedroom fitted with a range of wardrobes to one wall. Double glazed window to the front aspect. Radiator.

Bedroom Three

12'4 x 11'8

Double bedroom with double glazed window to the rear aspect with far reaching views over Macclesfield and beyond. Radiator.

Bedroom Four

8'8 x 7'1

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

Family Bathroom

Fitted with a white suite comprising; panelled bath with shower fittings over and screen to the side, push button low level WC and pedestal wash. Tiled flooring. Double glazed window to rear aspect. Traditional Victorian style radiator

Outside

Driveway

The property is set back from the road with a driveway providing off road parking for several vehicles. A gravelled garden to the side.

Bike Store

Electric roller door. Previously a conventional garage and now a bike store after converting the rear part to a utility and the front part sectioned off to create a bike store.

Westerly Facing Garden

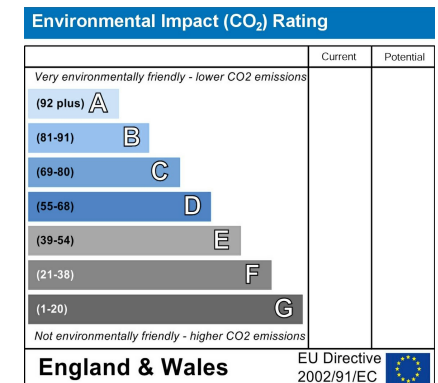
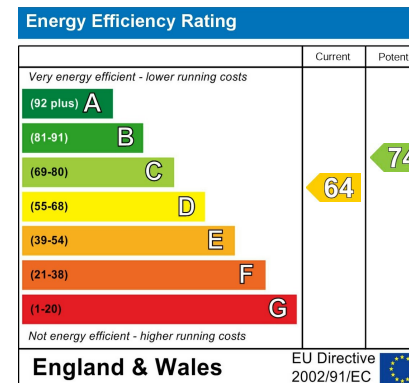
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Tenure

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

Council Tax Band C.

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





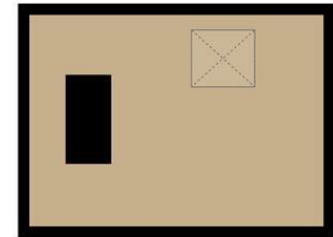
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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