



17 Avonside Way, Macclesfield, SK11 8BY

**** NO ONWARD CHAIN **** This appealing two bedroom end mews is located within a quiet cul-de-sac, close to local amenities such as local convenience shops, the town centre and it's excellent transport links. Having been skilfully extended and undergone a comprehensive refurbishment providing a perfect balance for the new owners. In brief the property comprises; entrance vestibule, living room and dining kitchen with bi-folding doors to the garden. To the first floor are two double bedrooms and stylish bathroom fitted with a white suite. Gas fired central heating and double glazed windows provide a warm and comfortable home in which to live. The property is set back behind a driveway providing off road parking. To the rear of the property is a low maintenance, Southerly facing garden mainly laid to lawn with a stone patio and wooden panel fencing to the boundary. A courtesy gate to the side allows access to the front.

£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 (A536), turn left at the first set of traffic lights into Ryles Park Road and turn left at the top onto Ridge View. Taking the

2nd turning right onto Avonside Way. The property will be found at the head of the cul-de-sac.

Entrance Vestibule

Composite door and built-in cloaks cupboard. Laminate floor. Further door to living room.

Living Room

15'10 x 13'1 max

Good size reception room with a large window to the front aspect. Laminate floor. Radiator. Door to dining kitchen. Stairs to the first floor landing.

Dining Kitchen

Kitchen

13'0 x 8'2

Brand new kitchen fitted with a range of handleless base units with work surfaces over and matching wall-mounted cupboards. Inset four ring electric hob with extractor hood over. Built in double oven. Integrated fridge, freezer with matching cupboard front. Space for a washing machine. Franke sink unit with mixer tap and drainer. A breakfast bar with stool recess separates the kitchen with the dining area. Recessed ceiling spotlights. Radiator.

Dining Area

10'3 x 9'1

Ample space for a dining table and chairs. Bi-folding doors to the garden. Laminate floor. Recessed ceiling spotlights.

Stairs To The First Floor

Built in airing cupboard. Access to the loft space. Double glazed window to the side aspect with views towards Shutlingsloe.

Bedroom One

13'0 x 8'0

Double bedroom with double-glazed window to the front aspect. Radiator.

Bedroom Two

13'0 x 8'4 max

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

Stylish Bathroom

Fitted with a stylish suite comprising; tiled panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Tiled floor and walls. Recessed ceiling spotlights. Ladder style radiator.

Outside

Driveway

Parking to the front for one vehicle as well as a residents carpark.

Southerly Facing Garden

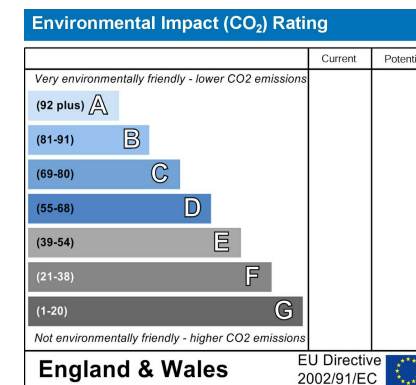
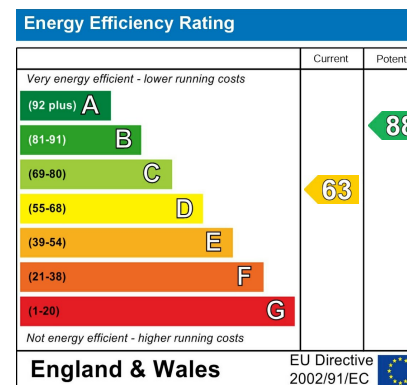
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Tenure

The vendor has advised us that the property is Freehold.

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

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

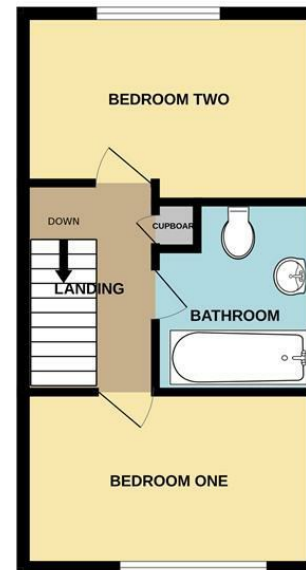




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only.
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