



18 Sutton Close, Macclesfield, SK11 7RW

**** NO ONWARD CHAIN **** Sutton Close is set in a quiet cul-de-sac located to the south of the town centre yet within easy reach of the many amenities to be found close by. This two bedroom mid mews is warmed by gas fired central heating and fitted with double glazing. In brief the property comprises; entrance vestibule, well presented living featuring a boxed bay window over looking the rear garden and dining kitchen with French doors opening to the rear garden. To the first floor are two well proportioned bedrooms and a bathroom fitted with a white suite. Externally the property has an allocated parking space and to the rear there is a low maintenance garden laid mainly to lawn with a gravelled seating area. Mature trees beyond providing a good degree of privacy.

£185,000

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

From our office in Waters Green Macclesfield, travel along Sunderland Street to Park Green and turn left at the traffic lights onto Mill Lane. At the next set of

lights turn right onto Mill Lane A523 which becomes Cross Street. Continue through the lights at the junction with Byrons Lane (the road becomes London Road at this point) and Sutton Close is a short distance along on the left hand side. Follow the road round to the right where the property will be found on the right.

Entrance Vestibule

Window to the side aspect. Coved ceiling.

Living Room

13'0 x 10'3

Well presented reception room featuring a double glazed boxed bay window to the rear aspect. Spindled staircase leading to the first floor. Coved ceiling. Radiator. Under stairs storage cupboard. Door to the kitchen.

Dining Kitchen

13'5 x 8'0

Beautifully appointed kitchen comprising of a range of base and wall mounted units with work surfaces over incorporating a one and half bowl stainless steel sink unit with mixer tap and drainer. Tiled returns. Space for an upright fridge freezer and washing machine. Four ring gas hob with concealed extractor

hood over and oven below. Space for a dining table and chairs. Double glazed window to the rear aspect. Double glazed French doors opening onto the garden. Coved ceiling. Radiator.

Stairs To First Floor Landing

Window to the side aspect.

Bedroom One

11'3 x 10'3

Double bedroom with space for a double bed and wardrobes. Double glazed box bay window to the rear aspect. Built in storage cupboard housing the boiler. Radiator.

Bedroom Two

10'0 x 7'6

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

Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Double glazed frosted window to the front aspect. Part tiled walls. Recessed ceiling spotlights. Radiator.

Outside

Garden

A low maintenance garden laid mainly to lawn with a gravelled seating area. Fenced and enclosed with mature trees beyond providing a good degree of privacy.

Parking

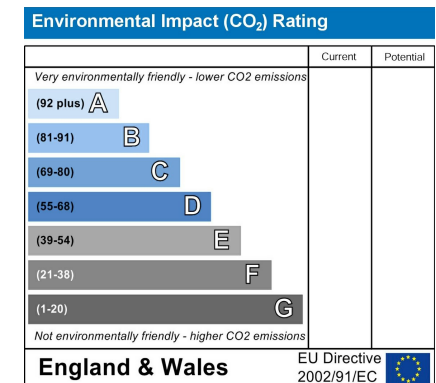
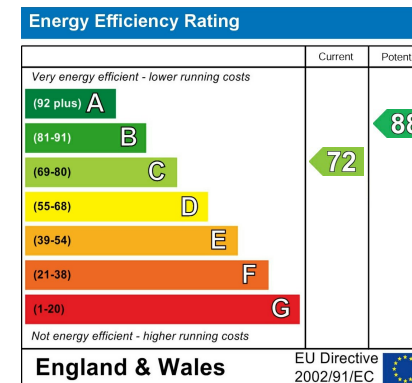
The property comes with one allocated parking space.

Tenure

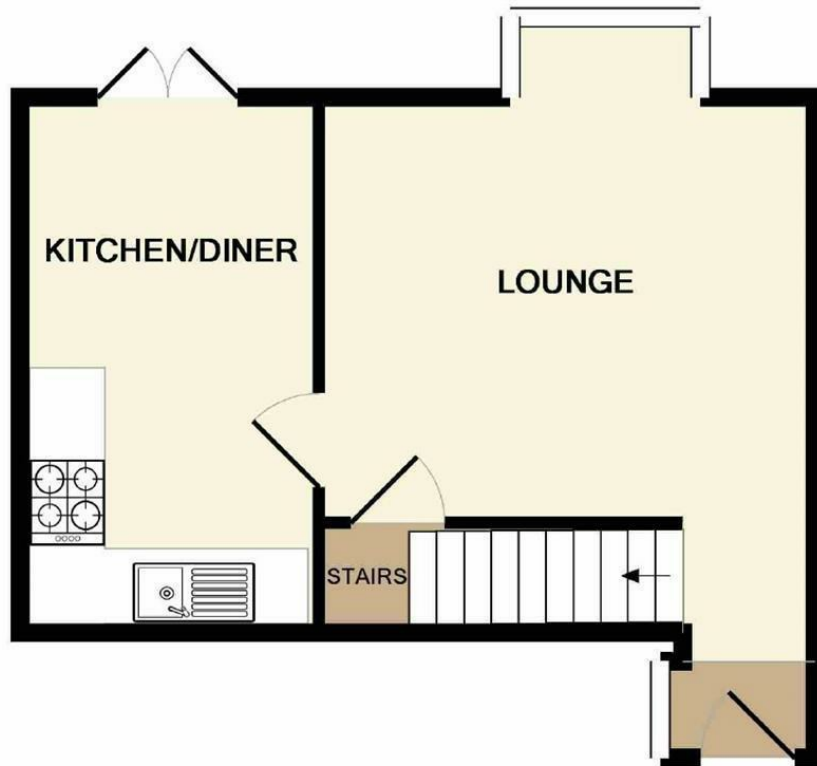
The vendor has advised that the property is Leasehold and that the lease is 999 years from 1 January 1989.

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

We would advise 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 ©2018



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

