

jordanfishwick

21 CONWAY CRESCENT MACCLESFIELD SK10 2RU

£197,500

21 CONWAY CRESCENT MACCLESFIELD SK10 2RU

A well presented three bedroom home located on a popular residential estate within walking distance of local shops, excellent schools, Macclesfield canal and of course the town centre with its excellent public transport links. The property is set back behind a front garden and in brief comprises; porch, entrance hallway, living room with double doors to the conservatory and dining kitchen. To the first floor are three good size bedrooms and a family bathroom. The property is fitted with double glazed windows as well as gas central heating providing a warm and comfortable home in which to live. A pleasant rear garden is fenced and enclosed with a paved patio and steps up to a lawned garden.

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 Macclesfield Waters Green, travel under the railway bridge and turn left onto the A523 Silk Road. At the roundabout, take the third exit onto the B5470 Hurdfield Road. Turn left onto Queens Avenue and then take the first right onto Brocklehurst Avenue. Take the fourth turning on the left onto Conway Crescent and the property will be found on the left hand side down a pedestrian walkway.

Porch
Composite front door. Cloaks hanging space. Double glazed window to the side aspect. Laminate floor.

Entrance Hallway
Stairs lead up to the first floor landing. Doors off to the dining kitchen.

Living Room
16'6 x 10'5
Decorated in neutral colours and features a fireplace and surround. Coved ceiling. Double glazed window to the conservatory. Double glazed window to the front aspect. Radiator.

Conservatory
10'0 x 8'0
Double glazed windows and French doors opening to the rear garden.

L-Shaped Dining Kitchen

Dining Area
8'0 x 7'5
Open to the kitchen area with space for a dining table and chairs. Built-in under stairs storage cupboard. Double glazed window to the rear aspect. Laminate floor. Radiator.

Kitchen
17 x 9'4
Fitted with a range of base units with work surfaces over and wall mounted cupboards. Tiled returns. Inset one and a quarter bowl stainless steel sink unit with mixer tap and drainer. Space for a cooker with concealed extractor hood above. Space for a washing machine, tumble dryer and upright fridge freezer. Tiled floor. Double glazed window and door to the rear aspect.

Stairs To First Floor
Access to the loft space. Built in storage cupboard housing the boiler. Double glazed window to the rear aspect. Radiator.

Bedroom One
13'7 x 9'5
Space for a double bed and wardrobes. Double glazed window to the front aspect with far reaching views towards the hills. Radiator.

Bedroom Two
10'7 x 9'7
Space for a double bed and wardrobes. Double glazed window to the front aspect with far reaching views towards the hills. Built-in storage cupboard over the stairs. Radiator.

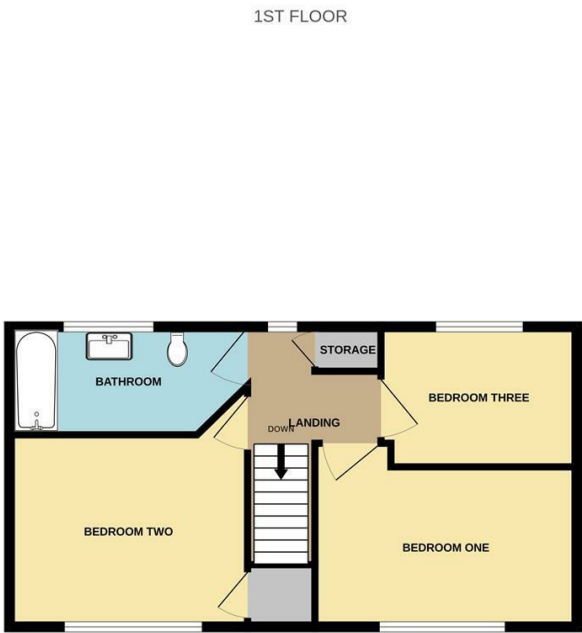
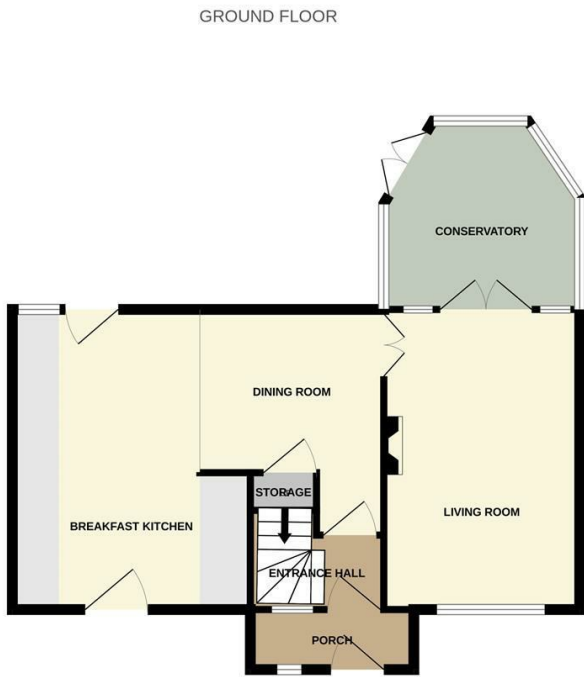
Bedroom Three
10'10 x 6'8
Good size third bedroom with double glazed window to the rear aspect. Radiator.

Bathroom
Fitted with a white suite comprising; panelled bath with shower fittings over, push button low level WC and pedestal wash hand basin. Part tiled walls. Radiator. Two double glazed windows to the rear aspect. Ladder style radiator.

Outside

Gardens
The property is set back behind a lawned front garden, whilst to the rear is a pleasant garden fenced and enclosed, mainly laid to lawn with a stone patio to sit and enjoy with family and friends.

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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC