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jordan fishwick

2 Marsden Terrace, Macclesfield, SK11 6QB

**** ELEGANT & TASTEFULLY PRESENTED **** Located within a quiet cul-de-sac of just two semi detached properties is this most appealing three bedroom family home within walking distance of local schools, the town centre and excellent transport links. The accommodation is beautifully presented throughout and comprises in brief, entrance vestibule, spacious living room, good size dining room and fitted breakfast kitchen with French doors opening to the pleasant garden. To the first floor landing there is ample space for a study area and access to three double bedrooms and a stylish family bathroom. Externally, a block paved driveway to the front provides off road parking for two vehicles, whilst to the rear is an extremely pleasant garden featuring a large decked patio offering the ideal place for entertaining and "al fresco" dining. Steps lead down to a lawned area with a further patio to the rear. Fencing and hedging to the perimeter with various plants, shrubs and bushes to the borders.

£289,500

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 proceed right on Sunderland Street and continue straight across the first set of traffic lights and straight across at the main junction with Park Green into Park Lane. Continue up to the roundabout and bear right into Churchill Way. Continue straight across at the roundabout and take the next left onto Roe Street and the next left onto Bridge Street. Marsden Terrace will be found on the left just after the turning for Henderson Street.

Entrance Vestibule

Composite front door. Stairs to the first floor. Further door to the living room.

Living Room

12'10 x 12'0

Tastefully presented living room featuring a log burning stove. Double glazed window to the front aspect. Attractive laminate floor stretching through to the dining area and kitchen. Radiator. Square arch to the dining area.

Dining Area

12'0 x 10'4

Good size dining room with ample space for a dining table and chairs. Laminate floor. Built in storage cupboard housing a Worcester boiler and window to the side aspect. Radiator. Door to the kitchen.

Breakfast Kitchen

14'0 x 11'0

Fitted with a range of modern units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Four ring Neff gas hob with extractor hood over and built in double Neff oven. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Laminate floor. Recessed ceiling spotlights. Double glazed window to the rear aspect and two to the side aspect. Double glazed French doors opening to the garden. Radiator.

Utility

Space for a washing machine. Double glazed window to the side aspect.

Stairs To The First Floor

Spacious landing with ample space for a study area. Double glazed window to the side aspect. Access to the loft space via a pull down ladder. Radiator.

Bedroom One

12'2 x 12'0

Elegantly presented and fitted with a range of floor to ceiling wardrobes and dressing table. Additional built in storage cupboard. Double glazed window to the front aspect. Radiator.

Bedroom Two

15'10 x 6'6

Double bedroom fitted with floor to ceiling wardrobes. Double glazed window to the rear aspect. Radiator.

Bedroom Three

11'10 x 7'0

Generous size third bedroom decorated in neutral colours. Double glazed window to the rear aspect. Radiator.

Family Bathroom

Fitted with a modern white suite comprising; tiled panelled bath with shower fittings over and screen to side, low level W.C with concealed cistern and pedestal wash hand basin. Electric shaver point. Tiled floor and walls. Chrome ladder style radiator.

Outside

Driveway

A block paved driveway to the front providing off road parking for two vehicles. Courtesy gate leading down the side of the property to the rear aspect.

Private Garden

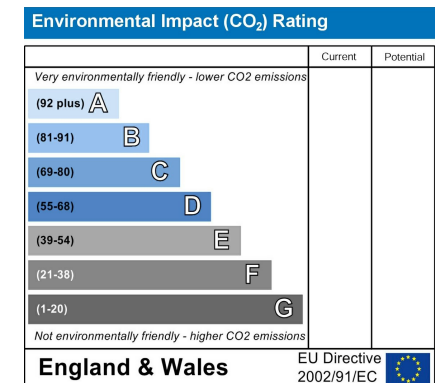
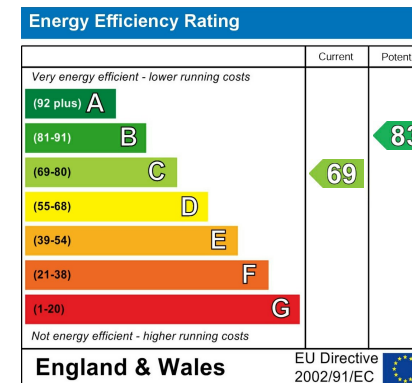
An extremely pleasant garden featuring a large decked patio offering the ideal place for entertaining and "al fresco" dining. Steps lead down to a lawned area with a further patio to the rear. Fencing and hedging to the perimeter with various plants, shrubs and bushes to the borders. A courtesy gate to the side allows access to the front.

Tenure

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

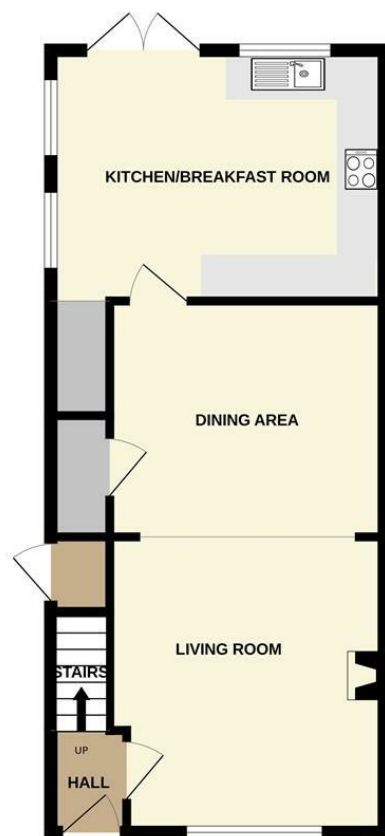
Council Tax Band C.

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

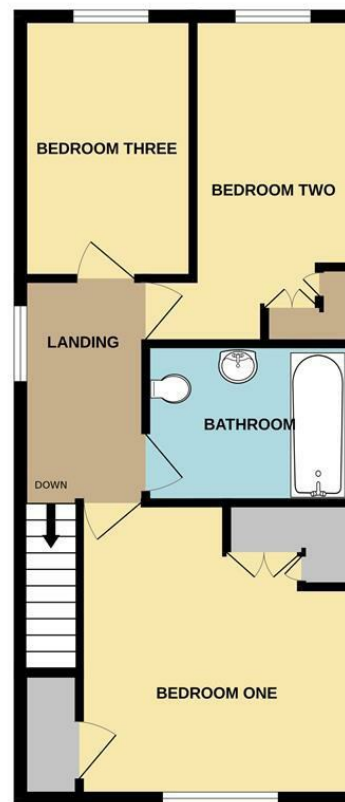




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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