



*jordan fishwick*

# 22 Ivy Road, Macclesfield, SK11 8QB

A delightful "red brick" detached family home offering well presented accommodation with a "Westerly" facing rear garden. Located on one of Macclesfield's sought after roads, within close proximity of local shops, excellent schools as well as Macclesfield general hospital and the town centre. The property has been skilfully extended and undergone recent refurbishments providing a perfect home, ideal for family occupation. The property in brief comprises; open porch, entrance hallway, bay fronted living room, a recently fitted stylish dining kitchen complimented by many integrated appliances and French doors opening to the garden. To the first floor there are three good sized bedrooms and a stylish family bathroom with a free standing claw foot bath and separate shower unit. Externally there is a driveway to the front providing off road parking and leads to the attached garage. Gated access to the side leads to the mature Westerly facing rear garden mainly laid to lawn with a decked patio area to sit and enjoy with friends and family. The garden has an array of shrubs and trees, offering a high degree of privacy.

## £415,000

### 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 Chester Road in the direction of Broken Cross, take the first exit at the roundabout onto Ivy Road. The property will be found on the right hand side, just after Clifford Road.

#### Covered Porch

Original feature tiled floor.

#### Entrance Hallway

Inset mat. Understairs storage cupboard and additional cloaks/storage cupboard. Herringbone real wood flooring stretching through to the dining kitchen. Stained glass window to the side aspect.

#### Downstairs WC

Push button low level WC with concealed cistern and limestone wash basin. Built in storage cupboard. Double glazed window to the side aspect. Recessed ceiling spotlight. Radiator.

#### Bay Fronted Living Room

14'2 x 11'2

Tastefully presented featuring a cast iron wood burning stove within the recess and shelving either side of the chimney breast. Double glazed curved bay window to the front aspect. Picture rail. Archway through to the dining room. Curved radiator.

#### Open Plan Dining Kitchen

##### Kitchen

11'10 x 11'2

Fitted with a stylish range of Scandinavian style handleless base units with Quartz work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl sink unit with mixer tap. Inset four ring gas hob with concealed extractor hood over and oven below. Integrated washer/dryer, dishwasher, fridge/freezer and microwave. Herringbone real wood flooring. Recessed ceiling spotlights. Double glazed window to the rear aspect. Contemporary radiator.

##### Dining Area

10'2 x 6'4

Open plan from the kitchen is a spacious dining area with ample space for a dining table and chairs. Double glazed Crittal style French doors opening to the rear garden. Herringbone real wood flooring. Contemporary radiator.

#### Stairs To First Floor Landing

Access to the loft space. Original stained glass window to the side aspect.

### Bedroom One

14'0 x 11'3

Double bedroom with double glazed curved bay window to the front aspect. Picture rail. Recessed ceiling spotlights. Curved radiator.

### Bedroom Two

11'10 x 10'2

Double bedroom with double glazed window to the rear aspect. Picture rail. Recessed ceiling spotlights. Radiator.

### Bedroom Three

7'0 x 6'0

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

### Stylish Bathroom

8'0 x 7'0

Fitted with a stylish white suite comprising; a free standing claw foot bath with telephone style shower fittings, separate walk in shower cubicle with rainfall shower head and hand held body wash head, push button low level WC and vanity wash basin. Wooden panelling. Tiled floor. Recessed ceiling spotlights. Chrome ladder style radiator. Under floor heating. Double glazed window to the rear aspect.

### Outside

#### Driveway

The property is set back from the road with a driveway to the front providing off road parking and leads to the attached garage and a lawned garden to the side. Gated access to the side leads to the Westerly facing rear garden.

#### Attached Garage

Double garage doors. Double glazed window and courtesy door to the rear.

#### Westerly Facing Garden

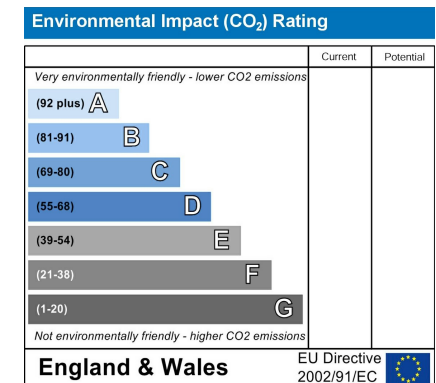
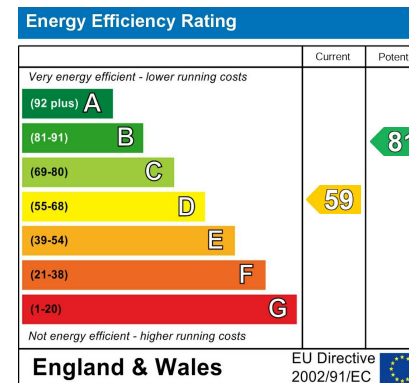
The mature Westerly facing rear garden mainly laid to lawn with a decked patio area to sit and enjoy with friends and family. The garden has an array of shrubs and trees, offering a high degree of privacy.

#### Tenure

The vendor has advised us that the property is Freehold.

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

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

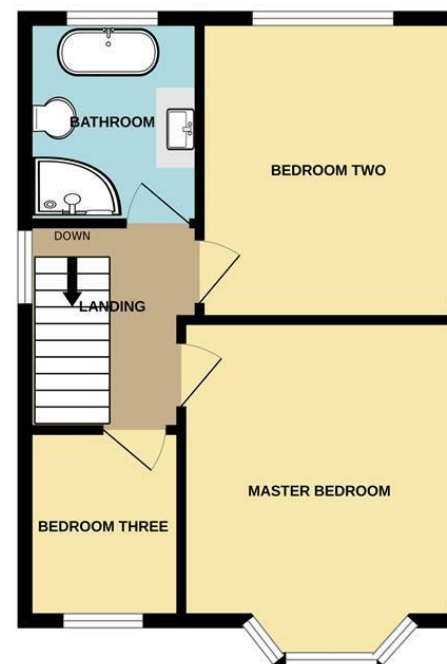




GROUND FLOOR  
620 sq.ft. (57.6 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA : 1033 sq.ft. (95.9 sq.m.) approx.  
Measurements are approximate. Not to scale. Illustrative purposes only  
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