



jordan fishwick

61 Westbury Drive, Macclesfield, Cheshire, SK11 8LJ

A three bedroom semi-detached family property located within an attractive and desirable cul-de-sac, close to primary and secondary schools, local shops and excellent transport links. Enjoying excellent family accommodation throughout and in brief the accommodation comprises, porch, entrance hall, downstairs WC, study, living/dining room, conservatory and L-shaped breakfast kitchen. To the first floor there are three bedrooms and a family bathroom. Externally, there is a block paved driveway to the front which provides off road parking. The Westerly facing rear garden is a real feature and of a generous size mainly laid to lawn and coupled with a paved patio, ideal for al fresco dining, entertaining family and guests or to just simply relax and enjoy. Mature trees to the rear provide a high degree of privacy.

£310,000

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

Travel out of Macclesfield along Sunderland Street and continue straight over onto Park Lane at the traffic lights and roundabout. Continue through the traffic lights with the Flower Pot Public House on your left onto Ivy Lane and take the second turning on the right hand side onto Sycamore Crescent. Take the first left onto Chiltern Avenue and then first right onto Westbury Drive where the property will be found after a short drive on the left hand side.

Porch

Cloaks hanging space.

Entrance Hallway

Stairs to first floor landing. Useful storage cupboard. Radiator.

Downstairs WC

Low level WC and wash hand basin.

Study/Play Room

12'2 x 7'8

Double glazed window to the front aspect. Recessed ceiling spotlights. Radiator.

Living/Dining Room

Living Area

12'0 x 11'3

Bright and airy with double glazed window to the front aspect. TV point. Ceiling coving. Radiator

Dining Area

11'6 x 9'0

Ample space for a dining table and chairs. Ceiling coving. Radiator. Sliding patio door to the conservatory.

Conservatory

11'0 x 9'0

Double glazed windows and sliding doors to the garden. Radiator.

L-Shaped Breakfast Kitchen

16'3 x 14'4 max

Fitted with a range of base units with work surfaces over, tiled returns and matching wall mounted cupboards. Belfast style sink unit with mixer tap. Space for a range cooker with extractor hood above. Space for a washing machine, tumble dryer, dishwasher, fridge and freezer. Wall mounted boiler. Recessed ceiling spotlights. Space for a small table and chair. Velux window. Double glazed window and door to the rear aspect.

Stairs To First Floor

Access to the loft space via a pull down ladder. (The vendor has advised that the loft is boarded). Double glazed window to the side aspect.

Bedroom One

13'8 x 10'5

Double bedroom with double glazed window to the rear aspect. Range of fitted wardrobes and chest of drawers. Radiator.

Bedroom Two

9'5 x 9'3

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

Bedroom Three

8'2 x 6'4

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

Stylish Bathroom

Fitted with a stylish suite comprising; panelled bath with shower fittings over and screen to the side, push button low level WC and vanity wash basin with mixer tap. Part tiled walls. Recessed ceiling spotlights. Chrome ladder style radiator. Double glazed window to the rear aspect.

Outside

Driveway

A block paved driveway to the front which provides off road parking with lawned garden to the side.

Westerly Facing Garden

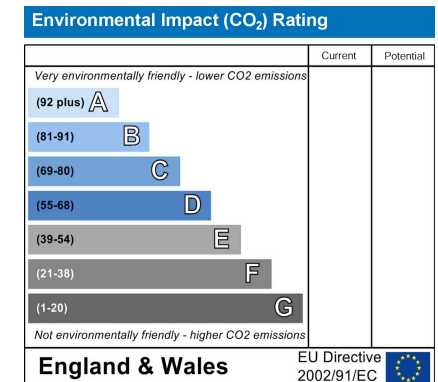
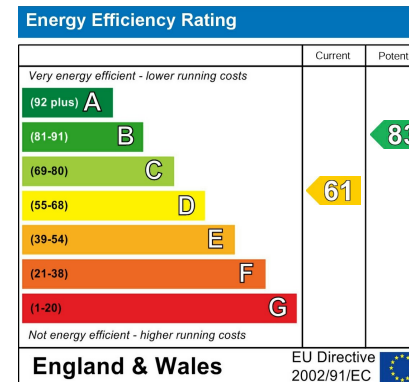
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Tenure

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 prospective 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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