



# 36 Chatsworth Avenue, Macclesfield, SK11 8SY

**\*\* NO ONWARD CHAIN \*\*** Beautifully appointed is this mid terraced property offers excellent accommodation of generous proportions and is located within close proximity of local shops, excellent schools and public transport links. The bus service is only a short stroll away, providing public transport to the town centre and of course the surrounding areas. Having been carefully refurbished, the interior design is light and airy with the present owners having given careful consideration to its detail to provide a perfect balance for the new owners. This delightful home features a modern breakfast kitchen and in brief comprises; entrance hallway, elegantly presented living room, stylish kitchen and conservatory. To the first floor are two double bedrooms and a bathroom fitted with a modern white suite. Externally, the property is set back behind a gravelled driveway and lawned garden to the side. The Westerly facing rear garden is of a good size with a decked seating area allows an excellent area to sit and relax with timber panelled fencing and hedging to the boundaries with mature trees beyond providing a good degree of privacy. There is pedestrian access from to the neighbouring properties.

## £235,000

### 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 in a Westerly direction along Chester Road, continue to the roundabout at Broken Cross and take the first left onto Gawsworth Road. Take the fourth left onto Earlsway and Chatsworth Avenue is then the first on the right hand side. The property is located at the right hand side.

#### Entrance Hallway

Composite front door opening to a pleasant hallway with stairs leading to the first floor landing. Laminate floor. Contemporary radiator. Door open to the living room and kitchen.

#### Living Room

15'10 x 10'5

Elegantly presented dual aspect living room with feature electric fire and surround. Double glazed window to the front and rear aspect. Laminate flooring. Radiator.

#### Stylish Kitchen

11'5 x 9'4

A stylish kitchen fitted with a comprehensive range of base units with work surfaces over and matching wall mounted units. Tiled splash backs. Inset stainless steel sink unit with mixer tap and drainer to the side. Four ring gas hob with concealed extractor hood over and oven below. Integrated washing machine, dishwasher and fridge/freezer all with matching cupboards doors. Laminate floor. Recessed ceiling spotlights. Double glazed sliding door to the conservatory.

#### Conservatory

11'0 x 9'0

Double glazed windows and French doors opening onto the decked patio area.

### Stairs To First Floor Landing

Double glazed window to the front aspect. Access to the loft space. Built in airing cupboard housing a Worcester boiler.

### Bedroom One

12'6 x 10'8

Double bedroom with a built in storage cupboard. Double glazed window to the rear aspect. Radiator.

### Bedroom Two

11'8 x 9'6

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

### Bathroom

Fitted with a modern white suite comprising; panelled bath with shower fittings over and screen to the side, push button low level W.C and wash hand basin. Part tiled walls. Chrome ladder style radiator. Double glazed frosted window to the front aspect.

### Outside

### Driveway

The property is set back behind a gravelled driveway and lawned garden to the side.

### Garden

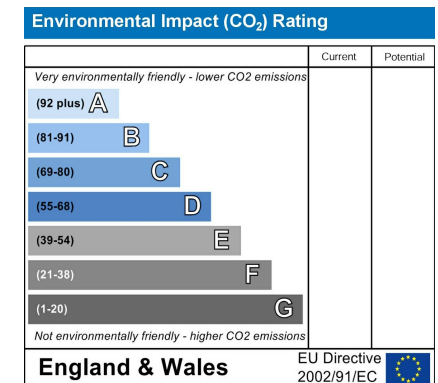
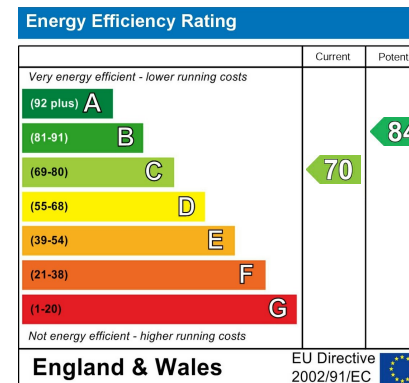
The Westerly facing rear garden is of a good size with a decked seating area providing an excellent area to sit and relax with timber panelled fencing and hedging to the boundaries with mature trees beyond proving a good degree of privacy. There is pedestrian access from to the neighbouring properties.

### Tenure

The vendor has advised that the property is Freehold.

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

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 ©2024



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

