



SECURE

496



40 Pembroke Road, Macclesfield, Cheshire, SK11 8RT

A spacious THREE BEDROOM family home located in a popular residential location 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. The accommodation in brief comprises; vestibule, hallway, elegant living room, spacious dining kitchen, utility area and outer porch with access to the rear garden. To the first floor are three excellent size bedrooms (two with built in storage) and a family bathroom fitted with a white suite. The property is fitted with double glazed windows as well as gas central heating. To the front is a lawned garden with hedging to the boundaries. The rear garden is of low maintenance, laid to a composite decked patio ideal for "Al Fresco" dining and entertaining both family and friends. Timber panelled fencing to the boundaries.

£225,000

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 at the roundabout, turn left onto Ivy Road, take the second right onto Earlsway and next left onto Countess Road and the second right onto Pembroke Road. Take the first right after a set of bungalows and the property will be found on the left.

Vestibule

Composite front door. Inset mat.

Hallway

Stairs to the first floor.

Living Room

18'7 x 14'5 max

Elegantly presented with double glazed window to the front aspect. Radiator.

Dining Kitchen

17'0 x 13'3 max

Fabulous kitchen fitted with a range of base units with work surfaces over and wall mounted cupboards. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Integrated four ring gas hob with extractor hood over and oven below. Space for an upright fridge freezer. Laminate floor. Under stairs storage cupboard. Ample space for a table and chairs. Recessed ceiling spotlights. Two radiators.

Utility Area

4'10 x 4'2

Space for a washing machine and tumble dryer with work surface over. Wall mounted cupboards. Tiled floor.

Outer Porch

Door to the garden. Wall mounted boiler.

Stairs To First Floor

Access to the loft space. Radiator.

Bedroom One

12'10 x 10'0

Double bedroom with double glazed window to the front aspect. Two built in cupboards. Ceiling coving. Radiator.

Bedroom Two

13'4 x 10'0

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

Bedroom Three

9'10 x 7'0

Good size third bedroom with double glazed window to the front aspect. Radiator.

Family Bathroom

10'4 x 6'7

Fitted with a white suite comprising; tiled panelled bath with shower fittings over and screen to side, push button low level WC and vanity wash hand basin. Part tiled walls. Chrome ladder style radiator plus additional radiator. Double glazed window to the rear aspect.

Outside

Gardens

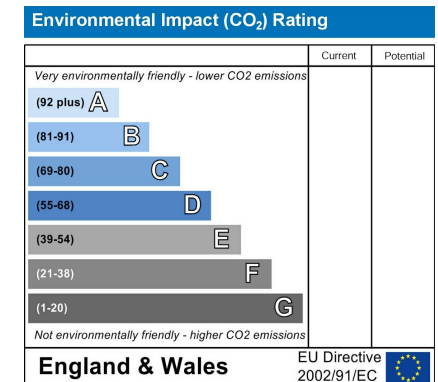
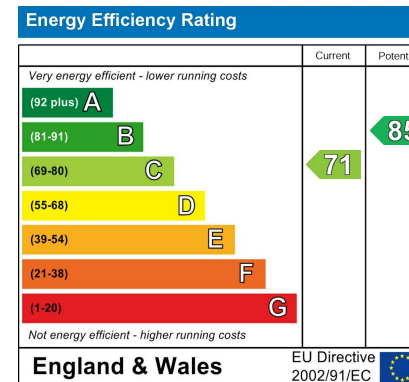
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Tenure

The vendor has advised us that the property is Leasehold and that the lease is 150 years from 1st April 1973.

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

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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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

