



163 EARLSWAY MACCLESFIELD SK11 8SX

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £200,000 + Reservation Fee

A spacious THREE BEDROOM semi detached home is located on a favourable residential estate within close proximity of primary and secondary schools, local shops and an excellent array of shops at "Broken Cross". The bus service is only a short stroll away, providing public transport to the town centre and of course the surrounding areas. Commanding a corner position with two double garages and the potential to extend (subject to relevant planning) With some cosmetic improvements this property will provide an excellent home for a growing family and in brief comprises; hallway, downstairs WC, dual aspect living room and breakfast kitchen. To the first floor are three bedrooms and family bathroom.

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers

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 Park Lane, continue through the traffic lights onto Ivy Lane and at the sharp right hand bend onto Ivy Road, take the left turning onto Kendal Road. Follow the road to the end and turn left onto Earlsway where the property will be found on the left hand side on the corner of Chatsworth Avenue and Earlsway.

Hallway

Stairs turning to the first floor landing. Radiator.

Downstairs WC

Push button low level WC and pedestal wash basin.

Dual Aspect Living Room

20'1 x 11'0

Spacious reception room with window to the front and sliding patio doors to the garden. Fire and surround. Radiator. Coved ceiling.

Breakfast Kitchen

13'10 x 11'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset one and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine, tumble dryer and fridge/freezer. Window to the rear aspect. Door to the integral double garage.

Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space. Radiator.

Bedroom One

11'3 x 10'10

Spacious master bedroom fitted with a range of wardrobes. Exposed floorboards. Window to the front aspect. Radiator.

Bedroom Two

12'6 x 8'7

Double bedroom with window to the rear aspect. Radiator.

Bedroom Three

8'3 x 7'0

Single bedroom with built in cupboard. Window to the front aspect. Radiator.

Bathroom

Fitted with a panelled bath, separate shower cubicle, push button low level WC and wash basin with mixer tap and vanity cupboard below. Part tiled walls. Double glazed window to the rear aspect. Chrome ladder style radiator. Recessed ceiling spotlights.

Outside

Driveway

To the front is a driveway providing off road parking with a lawned garden to the side.

Integral Double Garage

20'0 x 17'2

Up and over garage door. Power and lighting. Window and door to the rear aspect.

Additional Detached Garage

21'0 x 16'7

Power and lighting. Double glazed window to the side aspect.

Private Southerly Facing Rear Garden

The rear garden is of a generous proportions with timber panelled fencing to the boundaries.

Tenure

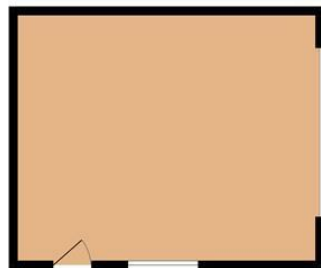
The vendor has advised that the property is Freehold.

We also believe the property to be council tax band 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D	52	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	