

*Jordan* fishwick

21 CHESTNUT AVENUE MACCLESFIELD SK10 2BU

£200,000

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**\*\* NO ONWARD CHAIN \*\*** A well presented three bedroom semi-detached family home located on a popular residential estate within walking distance of local shops, excellent schools, Macclesfield canal and of course the town centre with its excellent public transport links. The property has recently been decorated throughout and is set back behind a driveway providing off road parking and in brief comprises; porch, entrance hallway, dual aspect living room, dining room and kitchen. To the first floor are three good size bedrooms, bathroom and separate WC. The property is fitted with double glazed windows as well as gas central heating providing a warm and comfortable home in which to live. The private rear garden is fenced and enclosed, mainly laid to lawn with a paved patio to sit and enjoy with family and friends.

### 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

From Macclesfield Waters Green, travel under the railway bridge and turn left onto the A523 Silk Road. At the roundabout, take the third exit onto the B5470 Hurdsfield Road. Turn left onto Queens Avenue and then take the sixth right onto Chestnut Avenue where the property can be found on the left hand side.

### Porch

Stairs leading to the first floor landing. Doors off to the living room and dining room.

### Dual Aspect Living Room

16'6 x 10'7  
Decorated in neutral colours this dual aspect living room has double glazed windows to the front and rear aspects. Feature fireplace with coal effect gas fire and surround. Two radiators.

### Dining Room

8'0 x 7'4  
Ample space for a table and chairs. Double glazed window to the rear aspect. Under stairs storage cupboard. Radiator.

### Kitchen

16'6 x 7'2  
Fitted with a stylish range of base units with work surfaces over, tiled returns and wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Space for a cooker and washing machine. Built in storage cupboard. Double glazed

window and door to the rear aspect. Double glazed window to the front aspect. Radiator

### Stairs To The First Floor

Double glazed window to the rear aspect. Cupboard housing a brand new "Worcester boiler") Radiator.

### Bedroom One

13'8 x 9'5  
Double bedroom with space for king-size bed, wardrobes and dressing table. Double glazed window to the front aspect. Radiator

### Bedroom Two

10'8 x 9'6  
Double bedroom with space for king-size bed, wardrobes and dressing table. Built in storage cupboard. Double glazed window to the front aspect. Radiator.

### Bedroom Three

10'8 x 6'10  
Good size third bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a panelled bath and pedestal wash hand basin. Double glazed window to the rear aspect.

### Separate WC

Low level WC. Double glazed window to the rear aspect.

### Outside

### Driveway

A driveway to the front provides off road parking with a lawn to the side. A courtesy gate to the side allows access to the garden.

### Garden

The private rear garden is fenced and enclosed, mainly laid to lawn with a paved patio to sit and enjoy with family and friends.

### Tenure

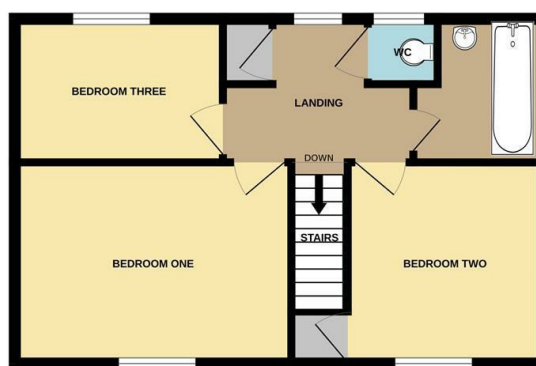
The vendor has advised us that the property is Freehold. We also believe the property to be council tax band C. We would advise any prospective buyer to confirm these details with their legal representative.



GROUND FLOOR



1ST FLOOR



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