



# 107 Kennedy Avenue, Macclesfield, Cheshire, SK10 3DE

A substantial, four bedroom detached property located on a well established and popular residential road, close to Fallibroome academy school, Upton Priory primary school and St Albans catholic school as well as local transport links and Macclesfield Leisure Centre. Having been remodelled and fully refurbished by the current owners, this stunning home has been transformed into a quite splendid and highly distinguished home of considerable merit and enjoys spacious and well-balanced accommodation throughout. Real features include a stunning openplan family/dining kitchen with bi-folding doors to the rear off the dining area. To the first floor there are four well proportioned bedrooms and family bathroom. Externally, to the front is a well maintained lawned garden with mature shrubs and hedging. A driveway leading to the integral double garage. Gated access to the both sides of the property and leads around to the mature Westerly facing rear garden with a decked patio ideal for "Al Fresco" dining and entertaining both family and friends. Well stocked borders with various trees and hedging to the perimeter providing a high degree of privacy and access to a further secluded garden beyond. Viewing essential.

## £475,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Kennedy Avenue is an established location to the North West side of the town centre, with easy access to the villages of Prestbury and Alderley Edge. Macclesfield itself is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many schools within easy reach of this particular property, including the popular Fallibroome High School. The access points of the North West Motorway network system, Manchester International Airport and some of Cheshires 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 on a Northerly direction along Prestbury Road (B5087), turn left onto Kennedy Avenue. The property will be found on the right hand side just before Brampton Avenue.

#### Reception Hallway

Spacious hallway with stairs leading to the first floor landing. Laminate floor stretching through to the family/dining kitchen. Radiator.

#### Living Room

15'5 x 14'5

A pleasant living room decorated in neutral colours featuring a contemporary electric fireplace. Double glazed window to the front aspect. Radiator.

#### Open Plan Family/Dining Kitchen

30'2 x 12'5

#### Family/Dining Area

15'7 x 12'2

Ample space for a dining table and chairs. Double glazed bi-folding doors to the garden. Radiator.

#### Breakfast Kitchen

14'7 x 10'0

Beautifully appointed kitchen suite with a comprehensive range of base units with work surfaces over and matching wall mounted cupboards. Underhung sink unit with mixer tap. Inset four ring Neff induction hob with integrated extractor. Built in Neff oven with Neff microwave above. Breakfast bar with stool recess. Open plan to the dining and family area with bi-folding door to the garden. Recessed ceiling spotlights. Radiator.

#### Utility Room

10'6 x 6'5

Fitted with work surface with counter top sink basin and mixer tap. Recess for a washing machine and tumble dryer. Skylight window. Double glazed window to the rear aspect.

#### Downstairs WC

Push button low level WC. Double glazed window to the rear aspect. Radiator.

#### Stairs To The First Floor

Access to the loft space via a pull down ladder and lighting. Large storage cupboard.

### Bedroom One

15'5 x 14'5

Double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Double glazed window to the front aspect. Radiator.

### Bedroom Two

12'1 x 11'8

Double bedroom fitted with a range of floor to ceiling wardrobes. Additional storage cupboard housing a Worcester boiler. Double glazed window to the rear aspect. Radiator.

### Bedroom Three

12'2 x 8'6

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

### Bedroom Four

9'3 x 8'8

Good size fourth bedroom with double glazed window to the rear aspect. Radiator.

### Family Bathroom

Fitted with a panelled bath with shower fittings over, push button low level WC and wash basin with vanity cupboard below. Recessed ceiling spotlights. Radiator. Double glazed window to the rear and side aspect.

### Outside

#### Driveway

To the front is a well maintained lawned garden with mature shrubs and hedging. A driveway leading to the integral double garage. Gated access to the both sides of the property and leads around to the rear garden.

#### Integral Double Garage

17'0 x 15'5

Integral garage with electric up and over door, power and lighting.

#### Westerly Facing Garden

A mature Westerly facing rear garden with a decked patio ideal for "Al Fresco" dining and entertaining both family and friends. Well stocked borders with various trees and hedging to the perimeter providing a high degree of privacy and access to a further secluded garden beyond.

#### Tenure

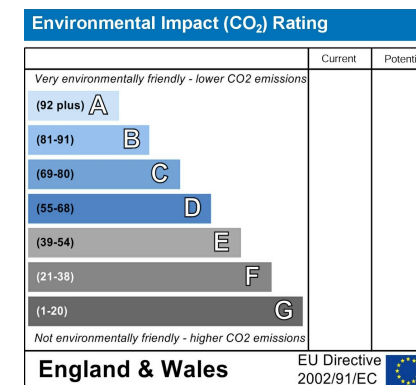
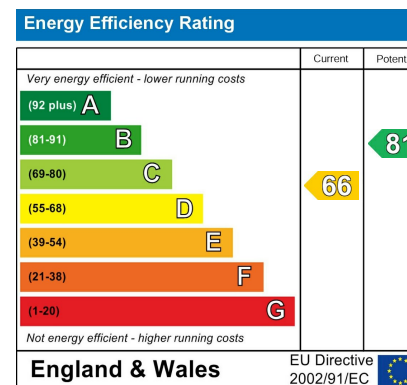
The vendor has advised us that the property is Freehold.

We also believe the property to be council tax band E.

We would advise any prospective buyer to confirm these details with their legal representative.

#### AGENTS NOTES

The vendor has advised that the new roof has a 15 year guarantee.





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

