



23 Treacle Avenue, Macclesfield, SK11 7ZA

**** Internal Inspection Essential, SHOW HOME CONDITION **** A beautifully appointed three/four bedroom town house set within a quiet cul de sac within this select development. Each of the rooms are presented to a high standard and all who view will not fail to be impressed with the quality, style and elegance coupled with the attention to detail. Located in a sought after residential location within walking distance of local schools, shops and public transport. In brief the property comprises; entrance hallway, downstairs W.C, study and stylish open plan family/dining kitchen with French doors opening to the garden. To the first floor there is an elegant living room, master bedroom fitted with a range of wardrobes and a stylish en-suite shower room. The second floor offers two double bedrooms and a family bathroom. A driveway to the side provides off road parking. The Southerly facing garden is laid mainly to lawn, fenced and enclosed with a courtesy gate to the side.

£310,000

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 Park Lane, turn left at the junction with Oxford Road onto Congleton Road. Taking the third turning on the left onto Moss Lane, continue over the mini roundabout and then take the third right onto Treacle Avenue, with this particular property being found on the left hand side.

Entrance Hallway

Accessed via a composite front door. Stairs to first floor. Large storage cupboard. Radiator.

Downstairs WC

Fitted with a push button low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Part tiled walls. Radiator.

Study

9'0 x 6'0

Double glazed window to the front aspect and fitted with Plantation shutters. Radiator.

Open Plan Family/Dining Kitchen

20'0 x 13'0 max

Kitchen

10'0 x 6'0

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Stainless steel one and a quarter bowl sink unit with mixer tap and drainer. Inset four ring gas hob with extractor hood over and oven below. Integrated dishwasher with matching cupboard front. Space for a washing machine and fridge freezer. Recessed ceiling spotlights. Tiled floor.

Family/Dining Area

13'0 x 10'2

Space for a sofa, dining table and chairs. Built in under stairs storage cupboard. Tiled floor. Inset ceiling spotlights. Skylight window. Double glazed French door to the garden Radiator.

Stairs To The First Floor

Stairs to the second floor. Radiator.

Living Room

13'0 x 11'8

Elegantly presented living room with double glazed window to the rear aspect. Radiator.

Master Bedroom

13'0 x 10'0

Master bedroom with ample space for a king size bed. Fitted with a range of wardrobes to one wall. Double glazed window to the front aspect. Radiator.

En-Suite Shower Room

Fitted with a white suite comprising; shower enclosure, push button low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Electric shaver point. Recessed ceiling spotlights. Radiator.

Stairs To The Second Floor

Access to the loft space. Radiator.

Bedroom Two

13'0 x 11'4 max

Double bedroom fitted with a double wardrobe and additional built in storage cupboard. Skylight window to the rear aspect. Restricted head height. Radiator.

Bedroom Three

13'0 x 8'2 max

Double bedroom with double glazed window to the front aspect. Built in over stairs storage cupboard. Restricted head height. Radiator.

Family Bathroom

Fitted with a white suite comprising; panelled bath, push button low level WC and pedestal wash hand basin with mixer tap. Recessed ceiling spotlights. Double glazed window to the side aspect. Radiator.

Outside

Driveway

A driveway to the side provides off road parking for two vehicles. A courtesy gate to the garden.

Southerly Facing Garden

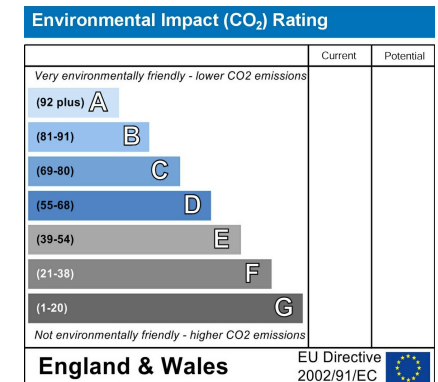
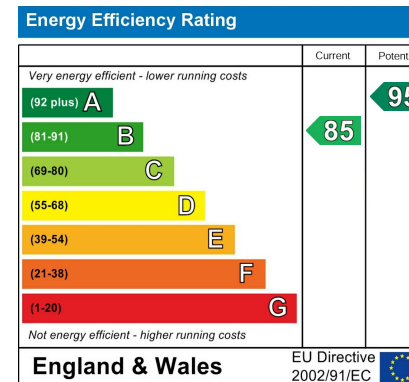
The Southerly facing garden is of low maintenance, fenced and enclosed with gated access to the side.

Tenure

The vendor has advised us that the property is Freehold.

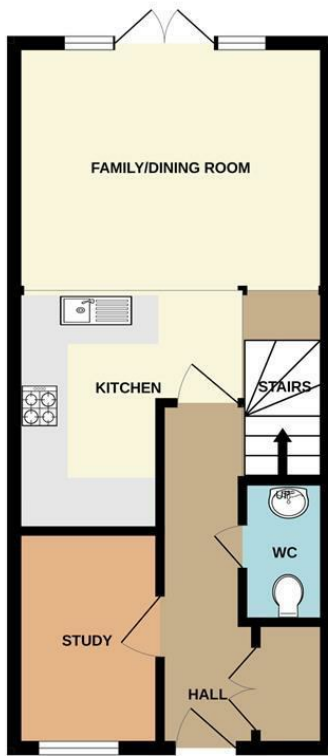
The vendor has also advised us that the property is council tax band C.

We would recommend any perspective buyer to confirm these details with their legal representative.

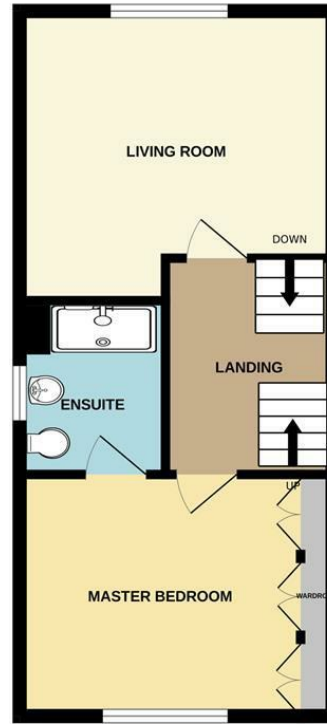




GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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

