



10 Lilford Square, Macclesfield, SK11 7SA

This well presented semi-detached property is located at the head of a cul-de-sac on the outskirts of Macclesfield and within walking distance from the ever popular SOUTH PARK, Lyme Green business park, local schools, the town centre and excellent transport links. In brief the property comprises; entrance hallway with stairs to the first floor landing, stylish kitchen, living room with rear porch to the garden. To the first floor are two good sized bedrooms and bathroom. The home is warmed by gas fired central heating and benefits further from double glazed windows. Outside, to the front is a pebbled driveway which provides off road parking, whilst to the rear is a Southerly facing rear garden mainly laid to patio ideal for 'al-fresco dining' and a small lawn. Hedging to the perimeter providing a degree of privacy.

£170,000

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

Proceed out of Macclesfield along Mill Lane, which then becomes Cross Street (A523), which continues onto London Road. Turn right onto Western

Avenue. Follow the road all the way around and where the road then becomes Robin Hood Avenue. Take the second turning on the left onto Cedar Grove and take the first turning on the left into Lilford Square. The property can then be found towards the head of the cul de sac on the left hand side.

Entrance Hallway

uPVC front door. Radiator. Laminate flooring. Stairs to first floor landing.

Kitchen

11'11" x 6'8"

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. Inset stainless steel sink unit with mixer tap and drainer. Built in four ring gas hob with double oven below and extractor over. Space for washing machine. Integrated slimline dishwasher and fridge/freezer with matching cupboard fronts. Attractive tiled floor. uPVC double glazed window to front aspect. Radiator.

Living Room

12'6" x 12'4" max

Bright and airy living room decorated in neutral colours. Coved ceiling. Laminate floor. Radiator. uPVC double glazed window to rear aspect.

Rear Porch

Under-stairs storage cupboard. uPVC door to rear aspect. Laminate flooring.

Stairs To The first Floor

uPVC double glazed window to rear aspect. Access to loft space.

Bedroom One

11'4" x 9'8"

uPVC double glazed window to rear aspect with open countryside views. Radiator.

Bedroom Two

9'7" x 8'0"

uPVC double glazed window to front aspect. Radiator.

Bathroom

Fitted with recessed panelled bath with shower over, pedestal hand wash basin with mixer tap and push button low level WC. Part tiled walls. uPVC double glazed window to front aspect. Ladder style towel radiator.

Outside

Driveway

To the front is a pebbled driveway providing off road parking. There is also a gate to the side of the property giving access to the rear aspect.

Rear Garden

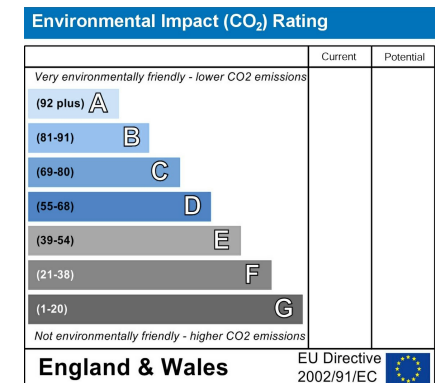
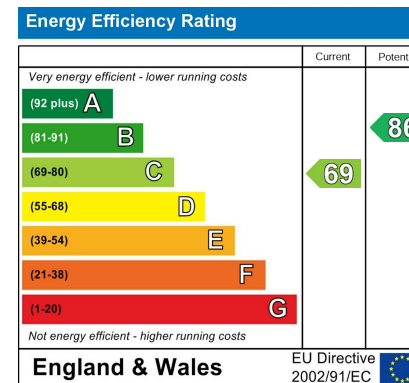
A Southerly facing rear garden mainly laid to patio ideal for 'al-fresco dining' and a small lawn. Hedging to the perimeter providing a degree of privacy.

Tenure

The vendor has advised that the property is Freehold.

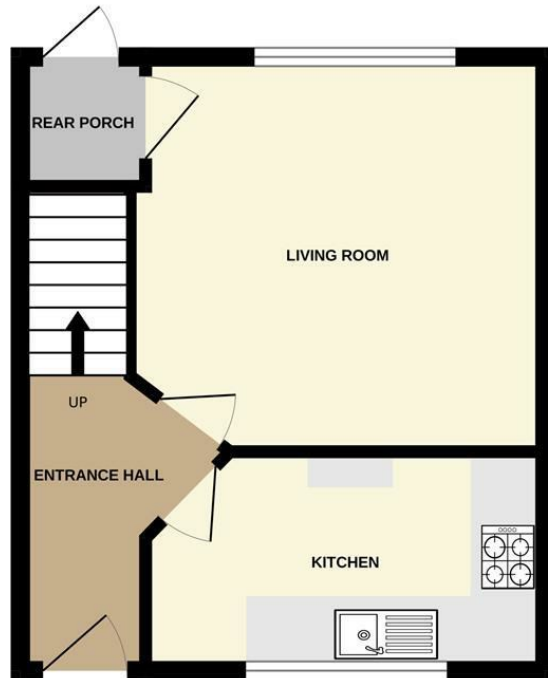
We also believe the property to be council tax band A.

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

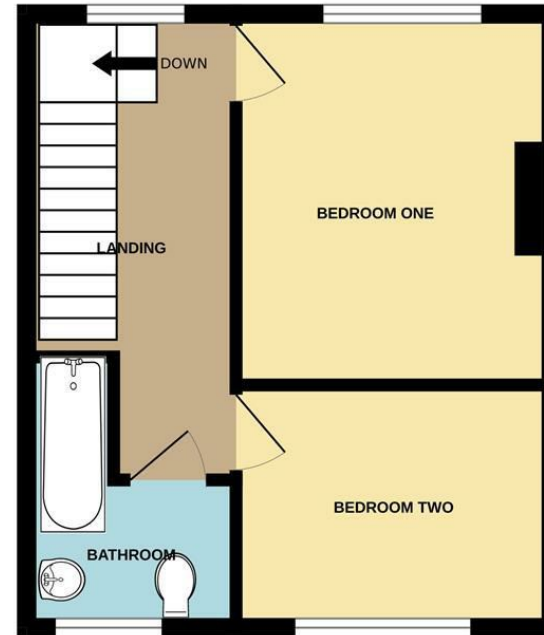




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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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

