



18 Chilham Place, Macclesfield, SK11 8TG

A spacious three bedroom end terraced property located in a popular residential area within close proximity of local shops, excellent schools and public transport links. The bus service is only a short stroll away, providing public transport to the town centre and of course the surrounding areas. In brief the property comprises; entrance hallway, downstairs WC, living/dining room and breakfast kitchen. The first floor offers three well proportioned bedrooms and a family bathroom. Fitted with double-glazed windows and gas central heating via a Worcester boiler. Externally, to the front is an enclosed lawned garden with access to a brick built outbuilding, whilst the Westerly facing lawned garden to the rear is of a good proportion with a patio area. Fenced and enclosed with courtesy gate to the rear.

£195,000

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, 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. Take the third left onto Wentworth Avenue. The property will be found on the right hand side (On the corner of Chilham Place).

Entrance Hallway

Spacious hallway with access to the downstairs W.C. Useful storage cupboards. Additional pantry and meter cupboard. Stairs to the first floor. Radiator.

Downstairs WC

Push button low level WC and pedestal wash hand basin. Chrome ladder style radiator. Double glazed window to the front aspect.

Living/Dining Room

21'2" x 10'9"

Spacious reception room stretching across the back of the house with two double glazed windows to either side of the back door. Feature electric fire and surround. Two radiators.

Breakfast Kitchen

10'9" x 8'1"

Fitted with a range of base units with work surfaces over, tiled returns and matching wall-mounted cupboards. Inset stainless steel sink unit with mixer

tap and drainer. Four ring gas hob with extractor hood over and oven below. Space for a washing machine and under counter fridge. Double glazed window overlooking the front aspect. Radiator.

Stairs To The First Floor

Turning staircase to the first floor. Access to the loft space.

Bedroom One

12'1" x 10'10"

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

Bedroom Two

14'1" x 8'11"

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

Bedroom Three

8'10" x 7'7"

Good size third bedroom with double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a white suite comprising; a panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Cupboard housing the Worcester boiler. Tiled walls. Radiator. Double glazed windows to the front aspect.

Outside

Front Garden & Brick Built Shed

To the front is a lawned, and fenced enclosed garden with a path leading to the property. A useful brick built storage shed.

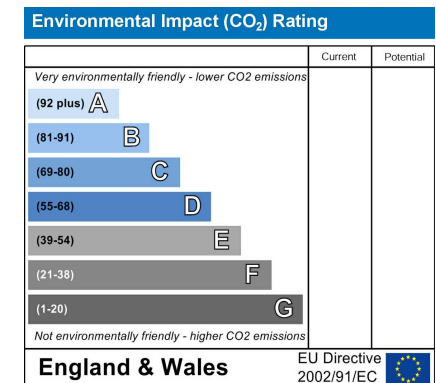
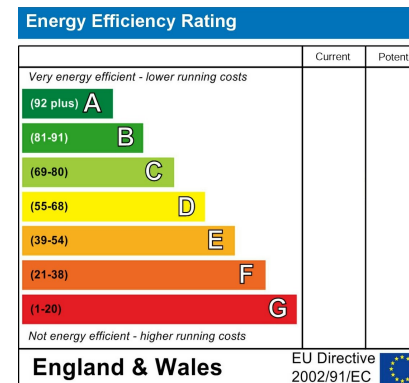
Private Westerly Facing Garden

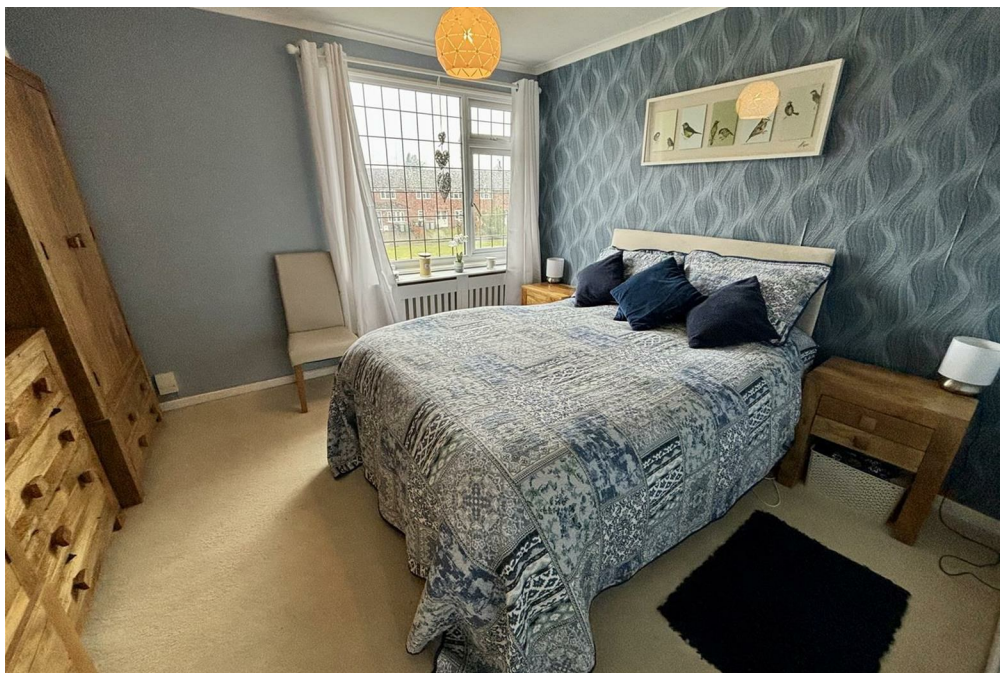
The Westerly facing lawned garden to the rear is of good proportion and has a patio area. Fenced and enclosed with courtesy gate to the rear.

Tenure

The vendor has advised us that the property is Freehold and that the property is 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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