



3 Rutland Road, Macclesfield, SK11 7SY

A traditional three bedroom semi-detached property located 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. This family home has been modernised over recent years providing a perfect home for the new owners and in brief comprises; dining hall, downstairs WC, dual aspect living room and kitchen with door opening to the garden. The staircase leads up to the first floor landing with doors off to the three bedrooms and a modern shower room. Outside, the property is set back behind a driveway providing off road parking for two vehicles. The low maintenance rear garden is laid with a tarmac patio area and artificial lawned garden. A raised decked seating area to the rear is ideal for "Al Fresco" dining and entertaining both family and friends.

£230,000

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 in a southerly direction along London Road (A523), turn right just before Macclesfield Football Club onto Moss Lane. Taking the second turning on the right onto Rutland Road where the property can be found on the right hand side.

Dining Hall

11'8 x 7'10 max

Accessed via a composite door. Space for a table and chairs. Double glazed window to the front aspect. Radiator. Stairs leading to the first floor landing.

Downstairs WC

Fitted with a combined 2-in-1 low level WC and sink. Double glazed window to the front aspect. Radiator.

Dual Aspect Living Room

16'0 x 9'7

Featuring a fire and surround. Double glazed window to the front and rear aspects. Ceiling coving. Radiator.

Kitchen

11'0 x 8'5

Fitted with a modern range of base units with work surfaces over and matching wall mounted cupboards. Inset four ring gas hob with extractor hood over. Built in oven with microwave oven above. Inset one and a quarter bowl sink unit and mixer tap and drainer. Integrated fridge/freezer with matching cupboard fronts. Space for a washing machine. Double glazed window and door to the rear aspect. Tiled floor. Useful under stairs storage plus additional storage cupboard.

Stairs To The First Floor Landing

Turning staircase to the first floor with double glazed window to the front aspect. Access to the loft space via a pull down ladder. We are advised by the vendor that the property is boarded and has power and lighting,.

Bedroom One

16'0 x 9'8

Double bedroom with double glazed window to the front and rear aspect. Two radiators.

Bedroom Two

12'3 x 8'0

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

Bedroom Three

8'5 x 5'3

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

Stylish Shower Room

Fitted with a white suite comprising: enclosed corner shower cubicle, push button low level WC and vanity wash hand basin. Tiled floor and walls. Recessed ceiling spotlights. Contemporary radiator. Double glazed window to the rear aspect.

Outside

Driveway

A driveway to the front provides off road parking for two vehicles.

Private Garden

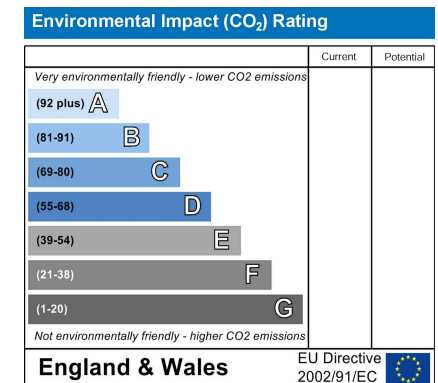
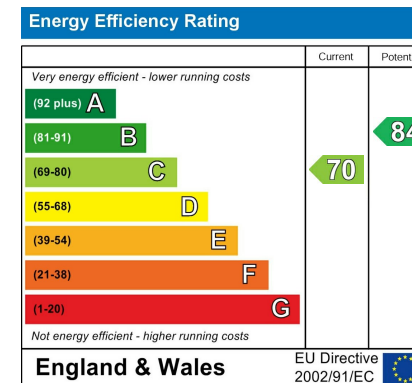
The low maintenance rear garden is laid with a tarmac patio area and artificial lawned garden. A raised decked seating area to the rear is ideal for "Al Fresco" dining and entertaining both family and friends. A useful shed with power and light. Fenced and enclosed with a courtesy gate to the side.

Tenure

The vendor has advised that the property is Freehold.

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

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

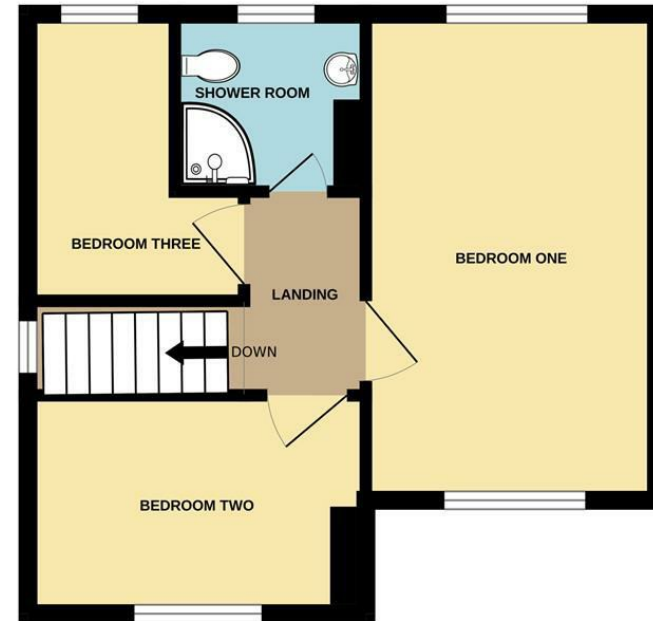




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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