





# 27 Primrose Avenue, Macclesfield, SK11 7YU

Nestled within a most attractive and idyllic cul-de-sac. Occupying an excellent position behind a driveway and lawned garden is this four bedroom detached property located within walking distance of Ivy Bank school, local shops at Thornton Square and local public transport. This particular property enjoys a good size rear garden that is not directly overlooked providing an ideal place to relax and enjoy such a lovely setting. The well proportioned accommodation comprises in brief; open porch, entrance vestibule, elegant bay fronted living room, dining room, kitchen with separate utility room and downstairs WC. Stairs lead up to the first floor landing with doors to the four well proportioned bedrooms (en-suite to the master bedroom) and family bathroom. Externally, the property is set back behind a driveway providing off road parking for several vehicles and leading to the attached garage. The mature garden offers a paved patio ideal for entertaining guests or to just simply relax and enjoy overlooking the lawn with various shrubs and hedging to the borders. Mature trees beyond provide a high degree of privacy. Timber panel fencing to the boundaries. A courtesy gate to the side.

## £400,000

### 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

From Macclesfield Park Green, travel up Park Street continuing at the roundabout into Park Lane. After passing the college on the left hand side, turn left at the traffic lights onto Congleton Road. Primrose Avenue is on the left. Follow to the road around to the left where the property will be found towards to head of the cul-de-sac.

#### Entrance Vestibule

Stairs to the first floor. Radiator.

#### Bay Fronted Living Room

16'0 x 13'0 max

Elegantly presented living room with feature gas fire and surround. Double glazed bay window to the front aspect. Ceiling coving. Recessed ceiling spotlights. Radiator. Archway opens to the dining room.

#### Dining Room

10'0 x 7'8

Space for a dining table and chairs. Double glazed window to the rear aspect. Ceiling coving. Radiator.

#### Kitchen

10'0 x 9'0

Fitted with a range of base units with work surfaces over and matching wall mounted units. Tiled splash backs. Sink unit with mixer tap. Built in four ring hob with concealed extractor hood over and oven below. Space for a fridge/freezer. Ceiling coving. Double glazed window to the rear aspect. Radiator.

#### Utility Room

8'5 x 5'8

Space for a washing machine, tumble dryer and slimline dishwasher with work surface over. Double glazed window and door to the rear aspect. Radiator.

#### Downstairs WC

Fitted with a push button low level WC and pedestal wash hand basin. Double glazed window to the side aspect. Radiator.

#### Stairs To The First Floor Landing

Built in airing cupboard housing the hot water tank. Access to the loft space. Ceiling coving.

#### Master Bedroom

13'10 x 9'2

Spacious bedroom with ample space for a king size bed. Built in wardrobe with double doors. Double glazed window to the front aspect. Radiator.

### En-Suite Shower Room

Fitted with a double shower cubicle, push button low level W.C and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

### Bedroom Two

12'4 x 9'4

Double bedroom with a built in wardrobe with double doors. Ceiling coving. Double glazed window to the front aspect. Radiator.

### Bedroom Three

9'8 x 9'2

Double bedroom with built in wardrobe. Ceiling coving. Double glazed window to the rear aspect. Radiator.

### Bedroom Four

7'0 x 6'7

Single bedroom with built in over stairs storage cupboard. Double glazed window to front aspect. Radiator.

### Bathroom

Fitted with a panelled bath, push button low level WC and pedestal wash hand basin. Part tiled walls. Double glazed window to the rear aspect. Radiator.

### Outside

#### Driveway And Front Garden

The property is set back behind lawned garden and a driveway providing off road parking for several vehicles and leading to the attached garage.

#### Integral Garage

Up and over door. Wall mounted boiler.

#### Private Rear Garden

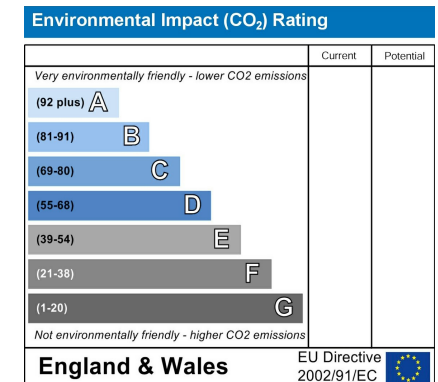
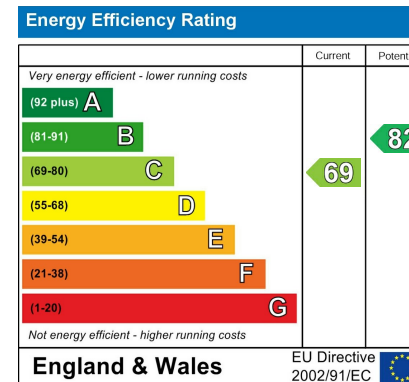
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### Tenure

The vendor has advised that the property is Freehold.

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

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

