



14 Ambleside Close, Macclesfield, Cheshire, SK11 8PY

An appealing and tastefully presented, two bedroom end mews property built by the highly acclaimed Jones Homes and forming part of this prestigious development. Located on a popular residential and quiet cul-de-sac 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. The property is well presented and in brief comprises; entrance vestibule, living room with bay window to the front and dining kitchen with French doors opening to the garden. To the first floor are two well proportioned bedrooms and a shower room. To the rear of the property is a pleasant low maintenance westerly facing garden, fenced and enclosed with a large patio and a courtesy gate to the rear. A driveway to the front provides one allocated parking space and one shared visitors space.

£215,000

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 and then the second left onto Ambleside Close where the property can be found on the right.

Entrance Vestibule

Laminate floor. Double glazed window to the side aspect.

Living Room

14'8 x 11'10

Delightful living room decorated in neutral colours and featuring a double glazed bay window to the front aspect. Laminate floor. Ceiling coving. Stairs to first floor landing. Radiator.

Dining Kitchen

11'10 x 11'0

Fitted with a range of handleless high gloss base units with roll edged work surfaces and matching wall mounted cupboards. Tiled splash backs. Inset single bowl stainless steel sink unit with mixer and drainer. Four ring "Neff" gas hob with extractor hood over and oven below. Integrated fridge/freezer, washing machine and dishwasher all with matching cupboard fronts. Wall mounted gas central heating boiler. within cupboard. Space for a dining table and chairs. Radiator. Double glazed window and French doors to the rear aspect.

Stairs To The First Floor

Doors to bedrooms and shower room.

Bedroom One

12'0 x 11'0

Double bedroom fitted with a range of wardrobes and over bed cupboards. Double glazed window to the front aspect. Radiator.

Bedroom Two

11'0 x 6'8

Good size second bedroom with large built in cupboard. Double glazed window to the rear aspect. Access to roof space. Radiator.

Shower Room

Fitted with a walk in shower, push button low level WC and wash basin with cupboard below. Tiled walls. Tiled floor. Double glazed window to the rear aspect. Chrome ladder style radiator.

Outside

Driveway

A driveway to the front provides one allocated parking space and one shared visitors space.

Westerly Facing Garden

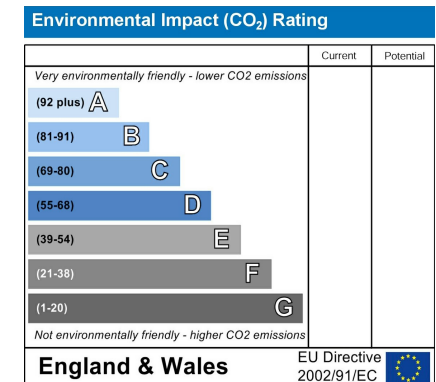
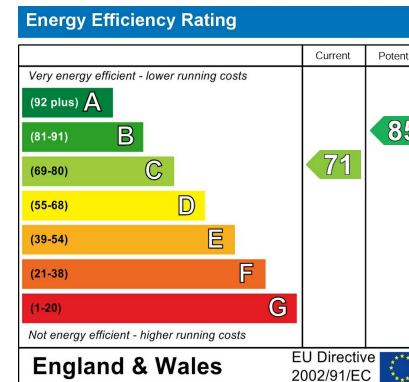
To the rear of the property is a pleasant low maintenance garden, fenced and enclosed with a large patio and a courtesy gate to the rear.

Tenure

The vendor has advised us that the property is Leasehold and that the term is 999 years from 01 January 1994 with an annual ground rent of £80.

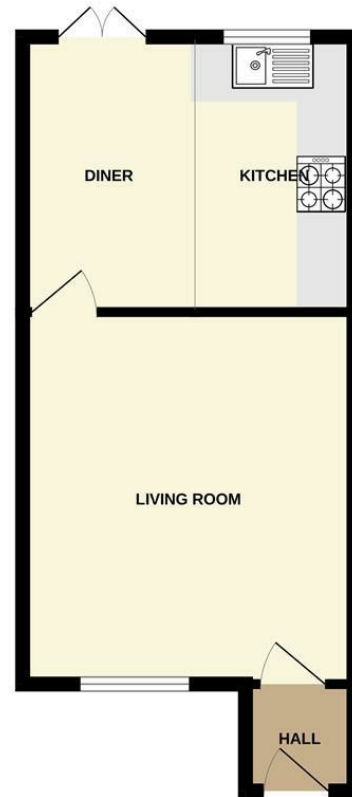
The vendor has also advised us that the property is council tax band B.

We would recommend any perspective 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

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