



jordan fishwick

5 CONISTON WAY MACCLESFIELD SK11 7XR

£415,000

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A spacious three double bedroom detached family home is set back from the road and situated in a highly regarded residential area of Macclesfield within walking distance of Ivy Bank school, local shops and local public transport. The present owner has given careful consideration to its detail as to provide a perfect balance for the new owners. Enjoying excellent family accommodation throughout and in brief comprises; porch, entrance hallway, downstairs WC, elegantly presented living room and a fantastic open plan family/dining kitchen. To the first floor are three double bedrooms with an en-suite shower room to the master bedroom and family bathroom fitted with a white suite and separate shower. To the front of the property is a block paved driveway providing ample off road parking and leads to the integral garage, whilst to the rear, this mature Westerly facing garden has been skilfully landscaped with a spacious Indian stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders.

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 turn left at the traffic lights onto Congleton Road. Turning second right onto Thornton Avenue and follow the road to the T-junction at the end. Turn left onto Coniston Way and the property will be found on the right hand side.

Porch

Double glazed sliding doors and window. Tiled floor. Cloaks hanging space.

Entrance Hallway

Stairs leading to the first floor landing. Laminate floor. Radiator.

Downstairs WC

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

Living Room

15'8" x 14'3"
Generous size living room featuring a large double glazed window to the rear aspect allowing natural light to flood in. Radiator.

Open Plan Dining Kitchen

Stylish Kitchen
8'1" x 6'4"
Fitted with a range of high gloss handleless base units with granite work surfaces over and matching wall mounted cupboards. Underhung stainless steel sink unit with mixer tap. Inset four ring electric Neff hob with contemporary extractor hood over. Built in double oven. Integrated washing machine, dishwasher and fridge/freezer all with matching cupboard fronts. Double glazed window and door to the side aspect. Attractive laminate floor. Recessed ceiling spotlights. Breakfast bar with stool recess separates the kitchen from the dining area and conservatory.

Dining/Family Area

15'8" x 11'2"
Versatile room with ample space for a sofa and chair. Laminate floor. Contemporary radiator. Recessed ceiling spotlights. Square archway through to the conservatory.

Conservatory

11'5" x 9'9"
Double glazed windows and French doors to the garden. Laminate floor. Radiator.

Stairs To The First Floor Landing

Double glazed window to the side aspect. Radiator.

Bedroom One

15'5" max x 14'4" max
Double bedroom with ample space for a king size bed and wardrobes. Recessed ceiling spotlights. Double glazed window to the rear aspect. Radiator.

En-Suite

Fitted with a shower cubicle, push button low WC and pedestal wash basin. Tiled floor. Recessed ceiling spotlights.

Bedroom Two

16'5" x 10'11"
Double bedroom with space for a king size bed. Double glazed window to the front and side aspect. Two radiators.

Bedroom Three

12'0" x 11'1"
Double bedroom with double glazed window to the rear aspect. Laminate floor, Radiator.

Family Bathroom

Larger than average family bathroom comprising; panelled corner bath, separate shower cubicle, low level W.C with concealed cistern and vanity wash hand basin. Tiled floor. Chrome ladder style radiator. Double glazed window to the side aspect.

Outside

Integral Garage

16'6" x 11'0"
Larger than average garage with electric roller door. Wall mounted boiler. Double glazed window to the side aspect.

Driveway

The block paved driveway provides ample off road parking for several vehicles, leading to the integral garage. Gated paths to either side of the property leading around to the rear garden.

Westerly Facing Rear Garden

The Westerly facing garden has been skilfully landscaped with a spacious Indian stone patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Electric socket and outside tap.

Tenure

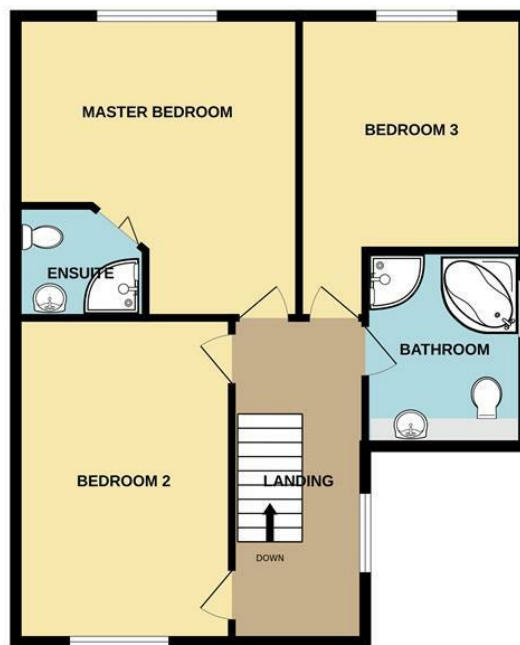
The vendor has advised that the property is Leasehold. We believe the term to be 999 years from 29 September 1967. We believe the council tax band to be E. We would advise any perspective buyer to confirm these details with their legal representative.



GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024.

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |