



**jordan fishwick**

44 CLIFFORD ROAD MACCLESFIELD SK11 8QF

**£300,000**



## 44 CLIFFORD ROAD MACCLESFIELD SK11 8QF

**\*\* NO ONWARD CHAIN \*\*** A traditional three bedroom semi detached property located in a quiet residential area with a fabulous garden to the rear as well as being close to local shops and excellent schools and transport links. This particular property has been in the same family since new and has since been extended to provide generous accommodation with a family friendly layout. The living accommodation has gas central heating via a Vaillant boiler and with some cosmetic improvements will provide an excellent home for a growing family. In brief the property comprises; entrance vestibule, living room, dining room and kitchen. The staircase leads up to the first floor landing with doors off to the bedrooms, separate WC and bathroom. Outside, the home is set behind a well maintained lawned front garden with a driveway to the side providing ample off road parking leading to the attached garage. A courtesy gate to the side gives access to the private Westerly facing rear garden being well maintained and laid mainly to lawn with a generous flagged patio/seating area. Flowerbed borders that blossom over the summer with mature trees and shrubs to the perimeter, laid mainly to lawn with mature trees and shrubs. An early viewing is essential.

### 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

Proceed out of Macclesfield along Chester Road passing the fire station on the left hand side. At the next roundabout take the first exit onto Ivy Road then take the first left onto Clifford Road. Follow the road around to the right where the property can be found on the right hand side.

### Entrance Vestibule

Staircase to first floor landing.

### Living Room

14'2 x 12'2

Featuring a double glazed bay window to the front aspect.

### Dining Room

15'4 x 10'0

Ample space for a dining table and chairs. Understairs storage cupboard. Double glazed window and door to the rear aspect. Radiator.

### Kitchen

11'0 x 7'6

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Inset stainless steel sink unit. Space for a cooker, washing machine and under counter fridge and freezer. Double glazed window to the rear aspect.

### Stairs To The First floor Landing

Access to the loft space.

### Bedroom One

12'2 x 12'0

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

### Bedroom Two

12'4 x 9'0 max

Double bedroom with double glazed window to the rear aspect. Built in storage cupboard. Radiator.

### Bedroom Three

12'0 x 7'6

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

### Bathroom

Fitted with a panelled bath, separate shower and pedestal wash hand basin. Double glazed frosted window to the rear aspect. Part tiled walls. Radiator.

### Separate WC

Low level W.C. Double glazed window to the rear aspect.

### Outside

#### Driveway

To the front is a driveway providing off road parking for several vehicles with an attractive front lawn with an array of shrubs and plants.

#### Garage

15'0 x 7'8

Up and over door. Power and lighting. Wall mounted Vaillant boiler.

#### Westerly Facing Garden

The Westerly facing rear garden is well maintained being laid mainly to lawn with a generous flagged patio/seating area. Flowerbed borders that blossom over the summer with mature trees and shrubs to the perimeter.

#### Tenure

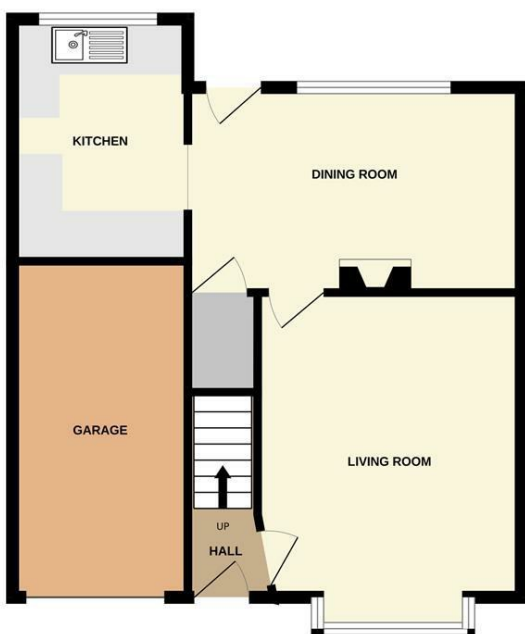
The vendor has advised that the property is Freehold.

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

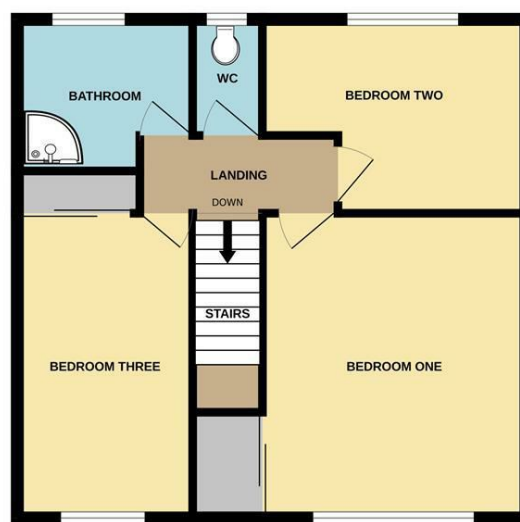
We would advise any prospective buyer to confirm these details with their legal representative.



GROUND FLOOR



1ST FLOOR



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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	