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# 12 Haddon Close, Macclesfield, SK11 7YG

**\*\* NO ONWARD CHAIN \*\*** A three bedroom semi-detached property, located within walking distance of local schools, shops and public transport. The property is fitted with gas central heating and double glazed windows and in brief comprises; entrance vestibule, living room and dining kitchen to the ground floor. To the first floor are three bedrooms and a family bathroom fitted with a white suite. The property is set back from the road behind a gravelled driveway providing off road parking. To the rear is an enclosed garden of low maintenance with a block paved patio and lawn. Timber panel fencing to the perimeter with a courtesy gate to the side.

## £229,950

### 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 (passing Macclesfield College on your left hand side) turn left at the traffic lights onto Congleton Road (passing The

Flower Pot Public House). Turn left onto Moss Lane and take the next left again onto Craig Road. Turn left again into Haddon Close and the property will be found on the right hand side.

#### Entrance Vestibule

Built in cupboard housing a Vaillant boiler.

#### Living Room

15'10 x 14'6 max

Double glazed window to the front aspect. Electric fire and surround. Stairs leading to the first floor with useful understairs storage cupboard. Radiator. Door opening to dining kitchen.

#### Dining Kitchen

14'6 x 8'8

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. One and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in oven. Space for a washing machine. Space for a table and chairs. Under stairs storage cupboard. Double glazed window and French doors to the garden. Radiator.

### Stairs To The First Floor

Access to the loft space. Double glazed window to the side aspect.

### Bedroom One

14'4 x 8'3

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

### Bedroom Two

10'1 x 8'3

Double bedroom with double glazed window to the rear aspect. Wooden floorboards. Radiator.

### Bedroom Three

7'0 x 6'0

Single bedroom with double glazed window to the front aspect. Built in over stairs storage cupboard. Radiator.

### Bathroom

Fitted with a white suite comprising panelled bath with shower fittings off the taps and screen to side, push button low level WC and pedestal wash hand basin. Tiled floor and walls. Double glazed window to the rear aspect. Radiator.

### Outside

#### Driveway

The property is set back from the road behind a gravelled driveway providing off road parking. A courtesy gate to the side allows access to the garden.

#### Rear Garden

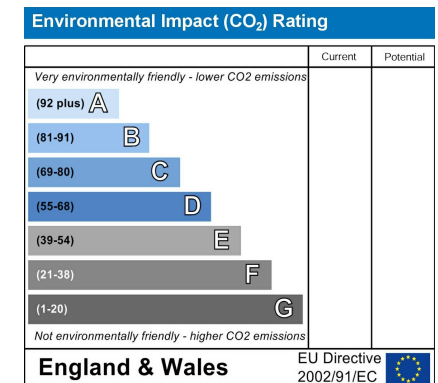
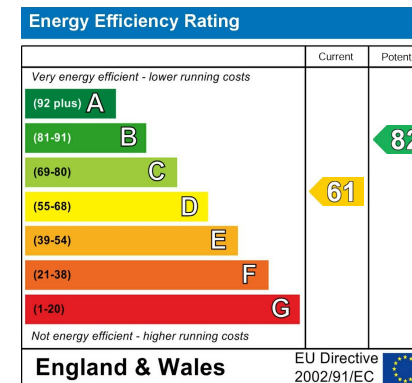
To the rear is an enclosed private garden of low maintenance with a block paved patio and lawn. Timber panel fencing to the perimeter with a courtesy gate to the side.

#### Tenure

The vendor has advised that the property is Freehold.

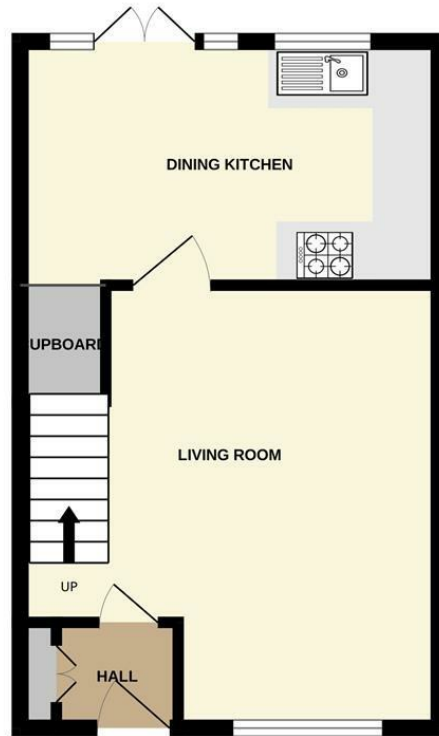
We believe that the council tax is band B.

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

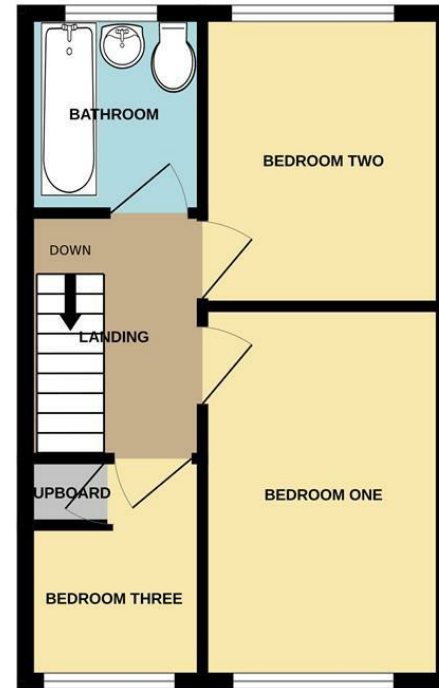




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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