



# 85 London Road, Macclesfield, SK11 0JX

STYLISHLY PRESENTED THROUGHOUT. A traditional bay fronted, three bedroom semi detached property just on the outskirts of Macclesfield, situated in a highly desirable residential location of Lyme Green of which adjoins some of the finest countryside. The interior design is tastefully presented throughout and retains beautiful original wooden doors. The property in brief comprises; entrance hallway, bay fronted living room, dining room and kitchen. To the first floor are three bedrooms and a family bathroom fitted with a white suite. Outside, there is a driveway to the front providing off road parking, whilst to the rear is a low maintenance garden with a large feature stone patio area ideal for "Al Fresco" dining and entertaining both family and friends. Fenced and enclosed, offering a high degree of privacy. A unique feature is the garden room/studio with power and lighting. This is a genuinely well presented family home with a lot to offer and an internal viewing is essential to fully appreciate such a delightful home.

## £295,000

### 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 in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. 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 in a southerly direction along the A523, continue past Macclesfield Town Football Club on your right hand side and go over the canal bridge. After a short distance the property will be found on the left hand side facing the new Bovis Homes site.

#### Porch

Access via double glazed French doors. Door to the entrance hall.

#### Entrance Hallway

Stairs leading to the first floor landing. Under stairs storage space with additional under stairs walk in pantry with window to the side aspect. Attractive wood laminate floor. Radiator.

#### Living Room

13'6 x 10'5

Elegantly presented living room featuring an open grate fireplace and double glazed bay window to the front aspect fitted with Plantation shutters. Picture rails. Attractive wood laminate floor. Radiator. Open to the dining room.

#### Dining Room

14'0 x 10'5

Spacious dining room featuring a log burning stove within the chimney breast. Attractive wood laminate floor. Picture rails. Double glazed French doors to the garden. Radiator.

#### Kitchen

14'1 x 8'2 max

Fitted with a range of base units with butcher block work surfaces over incorporating an under hung stainless steel sink unit with mixer tap. Tiled splash backs. Integrated washing machine and dishwasher with matching cupboard fronts. Space for a range cooker with AEG extractor hood above. Recessed ceiling spotlights. Tiled floor. Feature exposed beam. Double glazed window to the side aspect and double glazed door and window to the rear aspect.

#### Stairs To The First Floor Landing

Double glazed window to the side aspect.

### Bedroom One

13'6 x 10'5

Double bedroom with feature fireplace. Double glazed bay window to the front aspect fitted with Plantation blinds. Picture rails. Radiator.

### Bedroom Two

14'0 x 10'5

Double bedroom with feature fireplace. Double glazed window to the rear aspect. Access to the loft space. Picture rails. Radiator.

### Bedroom Three

6'10 x 5'4

Double glazed triangular oriel window to the front aspect. Radiator.

### Loft

12'7 x 11'0 restricted head height

Accessed via a pull down ladder. Carpeted loft room with Velux window. Power and lighting. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower attachment over and screen to the side, push button low level WC and vanity wash hand basin with mixer tap. Tiled walls and floor. Recessed ceiling spotlights. Double glazed window to the rear. Chrome ladder style radiator.

### Outside

#### Driveway

A gravelled driveway to the front provides off road parking with well maintained flower beds to the borders offering an array of attractive plants, flowers and shrubs.

#### Rear Garden

To the rear is a low maintenance garden with a large feature stone patio area ideal for "Al Fresco" dining and entertaining both family and friends. Fenced and enclosed, offering a high degree of privacy. Access to the garden room/studio. A courtesy gate allows access to the front.

#### Garden Room/Studio

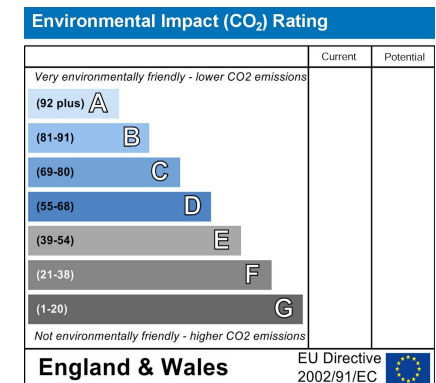
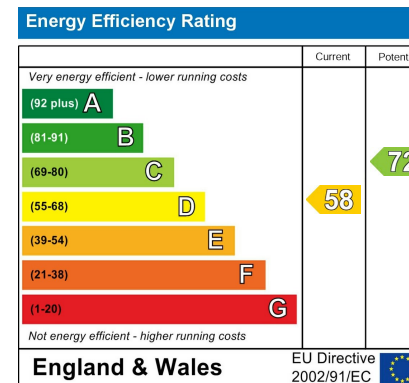
16'5 x 7'5

A unique feature is the garden room with power and lighting. LVT flooring. Windows and double door to the front. Built in storage shed to the side.

#### Tenure

The vendor has advised that the property is Freehold and that the council tax band is C.

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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