



jordan fishwick

7 Merebrook Road, Macclesfield, SK11 8RH

An excellent opportunity to acquire a spacious and well presented, three bedroom terrace property with the added benefit of a ground floor extension. Located in a popular residential location not too far from Broken Cross with the convenience of a local shop within a short stroll. The property is set back from the road behind a driveway which provides off road parking. The accommodation in brief comprises; entrance porch, entrance hallway with stairs to first floor landing, modern breakfast kitchen, downstairs shower room and living room/dining room. To the first floor there are three good size bedrooms and a modern family bathroom with separate WC. The rear garden is mainly laid to lawn with feature pond and patio area ideal for 'Al-fresco' dining.

£275,000

Viewing arrangements

Viewing strictly by appointment through the agent
84-86 Waters Green, Macclesfield, SK11 6LH 01625 502222

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 Chester Road in the direction of Broken Cross, take the first exit at the roundabout onto Ivy Road. Take the next right onto Earlsway and then take the next right onto Merebrook Rd. The property will be found on the left hand side.

GROUND FLOOR

Porch

5'0" x 4'0"

Accessed via uPVC door. Further uPVC door opening to hallway. Tiled floor.

Entrance Hallway

uPVC double glazed window to front aspect. Radiator. Stairs to first floor landing.

Breakfast Kitchen

17'0" max x 14'8" max

Fitted with a range of modern base and wall mounted unit with work surfaces over and tiled returns. Inset sink unit with mixer tap and drainer. Four ring gas hob with extractor over and oven below. Integrated washing machine and fridge with matching cupboard fronts. Breakfast bar with stool recess. Log burner. Inset spotlights. Tiled flooring. Radiator. uPVC door to rear aspect. uPVC double glazed window overlooking the rear garden.

Downstairs Shower Room

Fitted with push button low level WC, wall mounted sink unit with mixer tap and shower cubicle. Inset spotlights. Towel radiator. Tiled walls and tiled flooring.

Open Plan Living / Dining Room

25'0" x 11'2" max

Dual aspect living / dining room with uPVC double glazed window to front aspect and uPVC double glazed French doors to rear aspect. Inset gas fire. Electric radiator. Coved ceiling. TV point.

FIRST FLOOR

Landing

Useful storage space. Access to loft space which we are informed by the vendor is boarded.

Bedroom One

12'5" x 8'0" to wardrobe front

Excellent size master bedroom with sliding wardrobes to one wall. uPVC double glazed window to front aspect. Radiator.

Bedroom Two

11'1" x 11'2"

With space for double bed, wardrobes and drawers. uPVC double glazed window to front aspect. Useful storage cupboard. Radiator.

Bedroom Three

8'0" x 8'0"

Good size third bedroom with uPVC double glazed window to rear aspect. Radiator. Useful storage cupboard.

Bathroom

Stylish bathroom suite with tiled panelled bath with shower over and screen to side and vanity wash basin with mixer tap. Fully tiled walls. Tiled floor. Towel radiator. Inset spotlights.

Separate WC

Fully tiled walls. Tiled flooring. Push button low level WC. Frosted uPVC double glazed window to rear aspect. Inset spotlights.

OUTSIDE

Driveway

The property is set back from the road behind a driveway which provides off road parking.

Westerly Facing Rear Garden

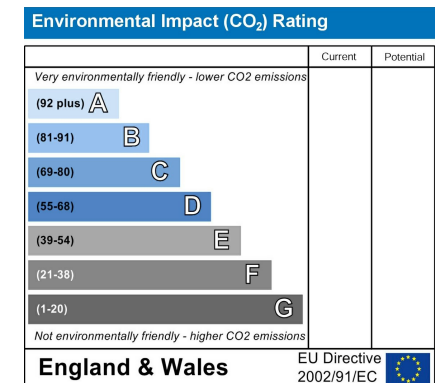
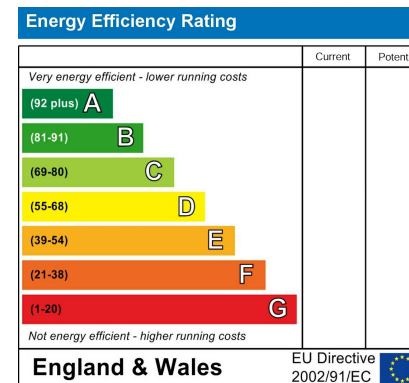
The beautiful rear garden is mainly laid to lawn with feature pond and patio area ideal for 'Al-fresco' dining. Outside tap. A gate to the side gives access through the ginnel to the front.

Tenure

The vendor has advised us that the property is Freehold.

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

We would recommend any prospective 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

84-86 Waters Green, Macclesfield, SK11 6LH

01625 502222

macc@jordanfishwick.co.uk
www.jordanfishwick.co.uk

