



ALBION WAY





# 1 Albion Way, Macclesfield, SK11 7ZD

A beautifully appointed and MOST IMPRESSIVE deceptively spacious three bedroom detached family home. Forming part of the popular development located in a sought after residential area within walking distance of local schools, shops and public transport. The property comprises in brief, entrance hallway, downstairs W.C, well proportioned living room, dining room and fitted breakfast kitchen. To the first floor are three well proportioned bedrooms (master with en-suite facilities) and a family bathroom. To the front the property is set back behind a brick wall and hedging with a driveway to the side providing off road parking and leads to the attached garage. The rear garden is a real feature and laid mainly to lawn with a paved patio to sit and relax with an additional raised decked patio to the rear ideal for entertaining family and friends or to just simply relax and enjoy overlooking a well maintained lawn. Timber panel fencing to the boundaries. A courtesy gate to either side of the property allows access to the front.

## £350,000

### 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 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 junction with Oxford Road onto Congleton Road. Taking the third turning on the left onto Moss Lane, continue over the mini roundabout and then take the third right onto Treacle Avenue and take the second left onto Albion Way where the property will be found first on the left.

#### Entrance Hallway

Accessed via a composite front door. Staircase to the first floor. Attractive tiled floor. Large storage cupboard. Recessed ceiling spotlights. Radiator. Doors to reception rooms.

#### Downstairs WC

Fitted with a push button low level WC and pedestal wash hand basin. Recessed ceiling spotlight. Double glazed window to the front aspect. Tiled floor. Radiator.

#### Living Room

17'11 x 10'11

Elegantly presented dual aspect living room with double glazed window to the front aspect and double glazed French doors opening out to the garden. Two radiators.

#### Dining Room

11'0 x 11'0 max

Versatile reception room featuring a large double glazed bay window to the front aspect. Tiled floor. Radiator.

#### Breakfast Kitchen

13'9 x 9'6 max

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl stainless steel sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over. Built in oven. Integrated fridge freezer, dishwasher and washing machine all with matching cupboard fronts. Tiled floor. Recessed ceiling spotlights. Radiator. Double glazed window to the rear aspect overlooking the garden. Composite door.

#### Stairs To The First Floor

Double glazed window to the rear aspect.

### Master Bedroom

14'11 x 10'8 max

Spacious double bedroom fitted with a range of floor to ceiling wardrobes to one wall. Two double glazed windows to the front aspect. Radiator.

### En-Suite Shower Room

Fitted en-suite shower room comprising; shower cubicle, push button low level WC and pedestal wash hand basin. Part tiled walls. Recessed ceiling spotlights. Double glazed frosted window to the front aspect. Radiator.

### Bedroom Two

11'0 x 10'3

Double bedroom fitted with a range of floor to ceiling wardrobes and additional over stairs storage cupboard. Two double glazed windows to the front aspect. Radiator.

### Bedroom Three

7'7 x 7'3

well proportioned bedroom with double glazed window to the rear aspect. Radiator.

### Bathroom

Fitted with a white suite comprising; panelled bath with shower over and screen to the side, push button low level WC and pedestal wash hand basin. Recessed ceiling spotlights. Radiator. Laminate floor. Part tiled walls. Double glazed window to the rear aspect.

### Outside

#### Driveway

A driveway to the side provides off road parking and leads to the attached garage. Electric car charging point. A courtesy gate allows access to the garden.

#### Garage

Up and over door. Power and lighting. Courtesy door to the garden.

#### Gardens

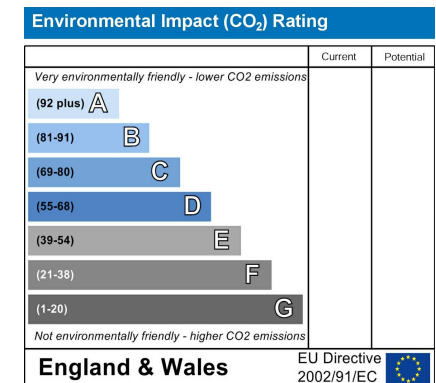
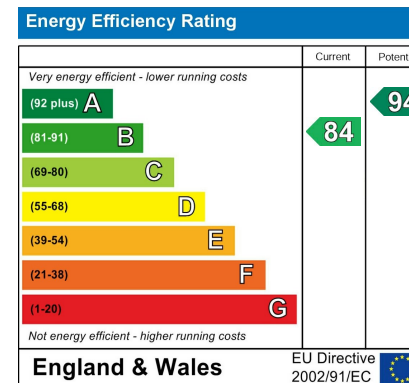
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#### Tenure

The vendor has advised us that the property is Freehold.

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

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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