





# 18 Dudley Walk, Macclesfield, SK11 8SD

A spacious THREE BEDROOM terraced home located on a favourable residential estate within close proximity of primary and secondary schools, local shops and an excellent array of shops at "Broken Cross". The bus service is only a short stroll away, providing public transport to the town centre and of course the surrounding areas. In brief the property comprises; spacious living room with stairs to first floor and breakfast kitchen with patio doors to rear paved garden. To the first floor are three bedrooms with bathroom. The front garden is mainly laid to lawn and the rear garden is fully paved providing ample space for table and chairs.

## £197,500

### 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, continue through the traffic lights onto Ivy Lane. Take the sharp right hand bend where the road turns into Ivy Road

and then take the third turning on the left onto Earlsway. Follow the road and then take the third turning on the left signposted 'LEADING TO DUDLEY WALK AND PEVERIL WALK' where you will come to the rear carpark for Dudley Walk.

#### GROUND FLOOR

##### Living Room

17'10 x 14'10

uPVC double glazed window to front aspect. uPVC door. Stairs to first floor landing with under-stairs storage cupboard. TV point. Radiator.

##### Breakfast Kitchen

17'10 x 10'0

Fitted with a range of base and wall mounted units with work surfaces over and tiled returns incorporating a one and a quarter stainless steel sink unit with mixer tap and drainer. Four ring gas hob with oven below and extractor hood over. Space for undercounter washing machine, dryer and dishwasher. Space for American style fridge freezer. Inset spotlights. Radiator. uPVC double glazed window to rear aspect. Double glazed sliding patio doors.

#### FIRST FLOOR

## Landing

Loft access. Cupboard housing boiler.

## Bedroom One

13'0 x 10'10

Excellent size bedroom with space for double bed, drawers and wardrobe. uPVC double glazed window to front aspect. Radiator. TV point.

## Bedroom Two

13'0 x 10'10

Good size double bedroom with space for double bed, drawers and wardrobe. uPVC double glazed window to rear aspect. Radiator. TV point.

## Bedroom Three

7'4 x 7'0

Single bedroom. uPVC double glazed window to front aspect. Over-stairs storage cupboard. Radiator.

## Bathroom

Modern fitted suite comprising, push button low level WC, pedestal hand wash basin with mixer tap, separate shower cubicle and panelled bath with central taps. Frosted uPVC double glazed window to rear aspect. Inset spotlights. Tiled walls.

## OUTSIDE

### Front Garden

With path leading to the front door with lawned area to the side.

### Paved Rear Garden

The rear garden is fully paved providing ample space for table and chairs. Fenced and enclosed. Access to communal car parking.

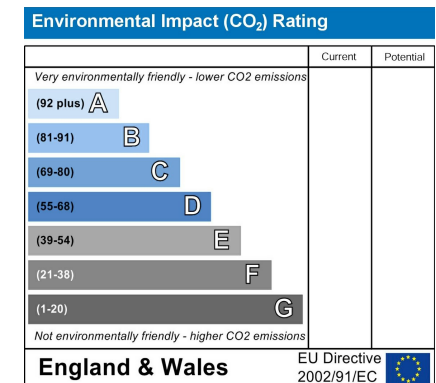
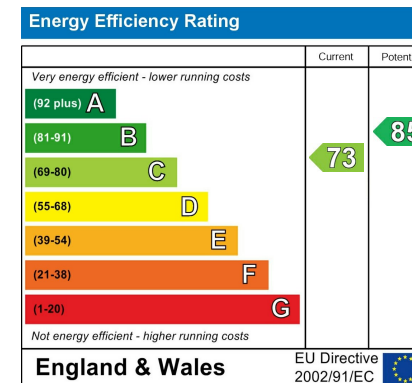
### Parking

Communal car parking to the rear (accessed off Earlsway).

## TENURE

We are informed by the vendor that the property is Freehold and that the council tax band is B.

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

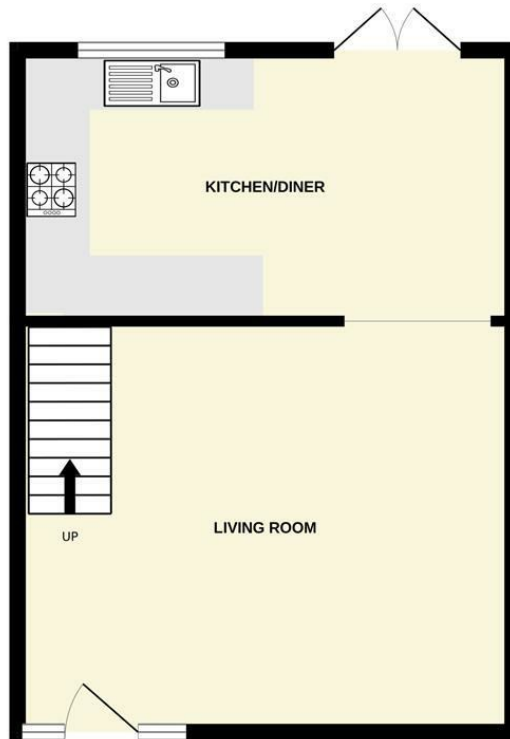




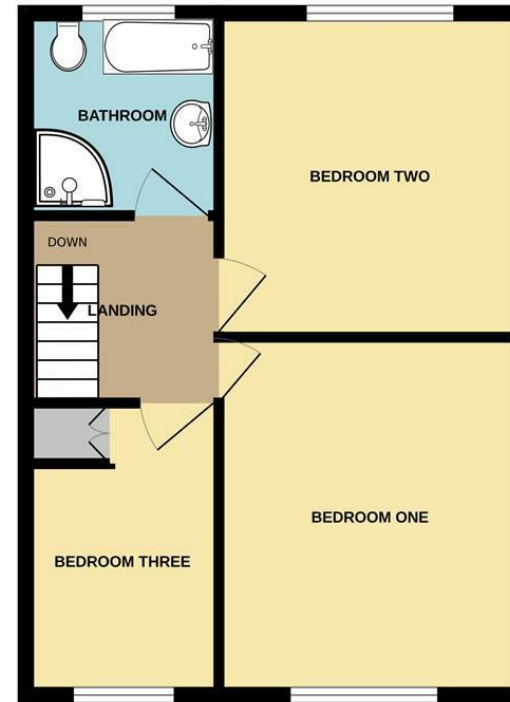




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only  
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