

FOR SALE
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MACCLESFIELD
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25 Portland Walk, Macclesfield, SK11 8RP

**** NO ONWARD CHAIN **** A beautifully appointed, three bedroom, terraced home located in a popular residential area of Macclesfield close to local shops and Broken Cross Primary School.

This stunning property has undergone a recent refurbishment programme including a new modern kitchen fitted with integrated appliances, stylish bathroom suite, new carpets, fresh decoration, a re-wire and new boiler providing a perfect home, ideal for family occupation. In brief the property comprises; entrance hallway with stairs to first floor, living room and modern dining kitchen with French doors opening to the rear aspect. To the first floor are three well proportioned bedrooms and stylish bathroom suite. The property is set back from the walkway whilst to the rear is a low maintenance rear garden mainly laid to artificial lawn with Indian stone patio area.

£220,000

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, continue past Macclesfield College and through the traffic lights onto Ivy Lane. Take the third turning on the left onto Kendal Road and then take the second turning on the right onto Somerton Road. Follow the road and take the second turning on the left into the rear part

of Peveril Walk. Follow the road around to the left where you will reach the rear carpark of Portland Walk.

GROUND FLOOR

Entrance Hallway

Accessed via a composite front door with frosted uPVC double glazed window to side aspect. Radiator. Stairs to first floor landing. Tiled flooring. Inset spotlights. Cupboard housing electric meters.

Living Room

14'6" x 9'1"

uPVC double glazed window to front aspect. Inset spotlights. Radiator. Attractive laminate flooring.

Modern Dining Kitchen

15'7" x 9'8"

Recently re-fitted modern kitchen fitted with a range of base and wall mounted units with work surfaces over and tiled returns. Inset stainless steel one and a quarter bowl sink unit with mixer tap and drainer. Four ring electric hob with glass and stainless steel extractor hood over. Built in oven and microwave. Integrated washing machine with matching cupboard front. Cupboard housing boiler. Tiled flooring. Radiator. Inset spotlights. uPVC double glazed window to rear aspect. uPVC double glazed French doors to rear aspect.

FIRST FLOOR

Bedroom One

14'10" x 9'2"

Excellent size master bedroom with space for king size bed. uPVC double glazed window to front aspect over looking the playing field. Inset spotlights. Radiator.

Bedroom Two

10'1' x 8'0"

Good size second bedroom with space for double bed. uPVC double glazed window to rear aspect. Radiator. Inset spotlights.

Bedroom Three

6'10" x 6'6"

Single bedroom with uPVC double glazed window to front aspect over looking the playing field. Inset spotlights. Radiator.

Stylish Bathroom

Recently re-fitted stylish bathroom suite comprising; L-shape panelled bath with shower over, central mixer tap and screen to side, push button low level WC and vanity wash basin with mixer tap and wall mounted light up mirror. Chrome ladder style towel radiator. Inset spotlights. Frosted uPVC double glazed window to rear aspect. Tiled flooring.

OUTSIDE

Front

The property is set back from the walkway behind a small artificial area with step to front door.

Rear

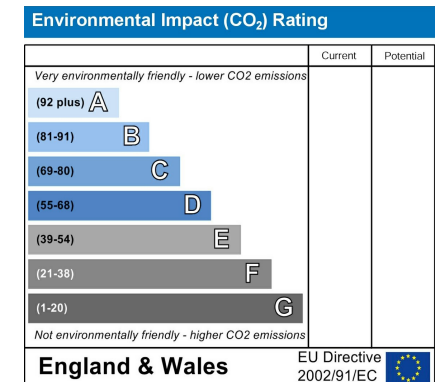
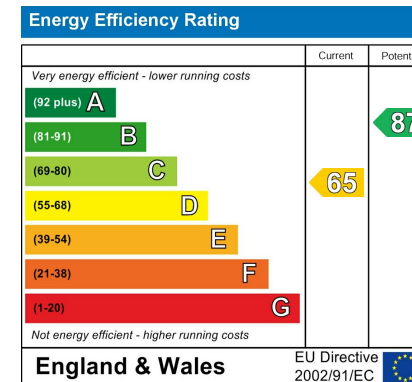
The rear garden is fenced and enclosed providing a low maintenance area to sit and enjoy. Ideal for 'Al-fresco' dining with Indian stone patio area and artificial lawned area.

TENURE

The vendor has advised that the property is currently Leasehold but that the purchase of the Freehold title is currently in progress. The vendor will be selling both Freehold and Leasehold title to the perspective buyer.

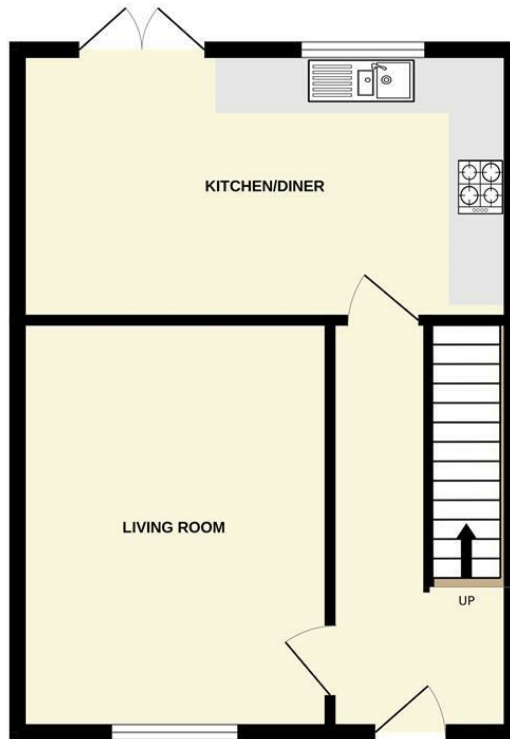
We believe the property to be council tax band B.

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

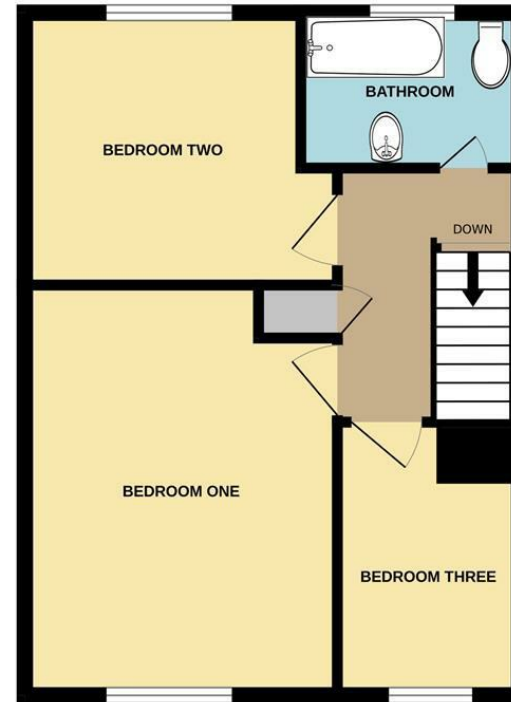




GROUND FLOOR



1ST FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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