



*jordan fishwick*

# 72 Waterways Avenue, Off Gunco Lane, Macclesfield, SK11 7NF

Welcome to this charming townhouse located on Waterways Avenue in the picturesque town of Macclesfield. This delightful property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four cosy bedrooms, there is ample space for the whole family to unwind and make this house a home.

The two well-appointed bathrooms ensure convenience and comfort for all residents, making busy mornings a breeze. Spanning across 1,400 square feet, this townhouse offers a generous amount of living space for you to personalise and create your own sanctuary.

One of the standout features of this property is the parking provision for up to three vehicles, a rare find in such a desirable location. Say goodbye to the hassle of searching for parking spaces - you'll have plenty of room for your vehicles right at your doorstep.

Located in the heart of Macclesfield, this townhouse offers the perfect blend of tranquillity and convenience. Whether you're looking to enjoy a peaceful stroll along the waterways or explore the charming town centre, this property provides easy access to all the amenities Macclesfield has to offer.

Don't miss out on the opportunity to make this townhouse your new home. Book a viewing today and discover the endless possibilities that await you at Waterways Avenue.

## £398,000

### Viewing arrangements

Viewing strictly by appointment through the agent

01625 434000

#### Location

Waterways 1831 is a prestigious development of brand Bellway homes for sale in Macclesfield. 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 in a Southerly direction along The Silk Road, continue onto Mill Lane then Cross Street and turn left at the traffic lights onto Byrons Lane (signposted Sutton). Take the next turning left onto Gunco Lane and right onto Waterways where the property can be found on the right hand side.

#### Entrance Hallway

Fabulous reception hallway with stairs leading to the first first floor landing. Doors to the downstairs W.C and utility room. Built in storage cupboard. LVT flooring. Radiator.

#### Downstairs WC

Fitted with a push button low level W.C and pedestal wash basin. Part tiled walls. LVT flooring. Radiator.

#### Utility Room

7'0 x 5'2

Fitted with matching base units with work surfaces over. Stainless steel sink unit with mixer tap and drainer. Recess for a washing machine and tumble dryer. Under stairs storage cupboard. LVT flooring. Radiator. Courtesy door to the garage.

#### Stairs To The First Floor Landing

#### Living Room

13'10 x 11'5

Pleasant living with double glazed window to the front aspect. Radiator.

#### Dining/Snug

11'0 x 9'0

Double glazed French doors and a Juliette balcony to the front aspect. Radiator.

#### Dining Kitchen

21'0 x 10'7 max

Modern kitchen fitted with a range of matching base and wall mounted units with work surfaces incorporating one and a quarter stainless steel sink unit with mixer tap and drainer. Integrated upright fridge freezer and dishwasher. Four ring AEG gas hob with AEG extractor hood over. Built in AEG double oven. Radiator. Double glazed French doors opening to rear garden. Space for a dining table and chairs.

#### WC

Push button low level W.C and pedestal wash hand basin. Tiled flooring. Part tiled walls.

### Stairs To The Second Floor

Access to the loft space.

### Master Bedroom

13'10 x 10'2

Ample space for a king size bed and fitted with a range of wardrobes. Double glazed window to the front aspect with far reaching views over Macclesfield. Radiator. Door to the en-suite.

### En-Suite Shower Room

Stylish suite comprising walk in double shower cubicle, low level W.C and pedestal wash basin. Part tiled walls. Tiled flooring. Chrome heated towel rail.

### Bedroom Two

10'6 x 8'10

Double bedroom with double glazed window to the rear aspect with views of mature trees. Radiator.

### Bedroom Three

10'0 x 8'4

Double bedroom with double glazed window to the rear aspect with views of mature trees. Radiator.

### Bedroom Four

11'0 x 6'2

Good size fourth bedroom with double glazed window to the front aspect. Radiator.

### Family Bathroom

Contemporary fitted bathroom suite incorporating a panelled bath with shower fittings over and screen to the side, low level W.C and pedestal wash basin. Part tiled walls and tiled flooring. Electric shaver point. Chrome heated towel rail. Recessed ceiling spotlights.

### Outside

#### Driveway

A driveway to the front providing off road parking for two vehicles leading to the garage.

#### Integral Garage

18'0 x 9'1

Up and over door. Power and lighting. A courtesy door to the utility room.

#### Garden

The private and enclosed garden is of low maintenance mainly laid to an artificial lawn with a patio area and views to the rear of mature tree. The front offers off road parking for 2 cars with the option to extend to one side giving 3 car parking. Side gate with staircase to rear garden and handy secure bin storage.

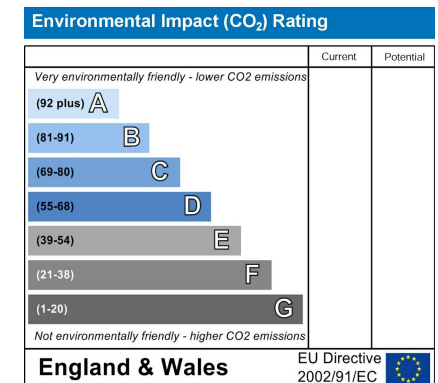
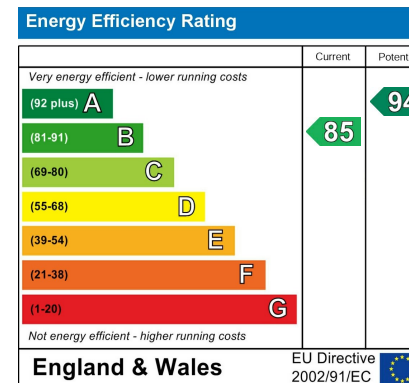
#### Tenure

The vendor has advised that the property is Freehold.

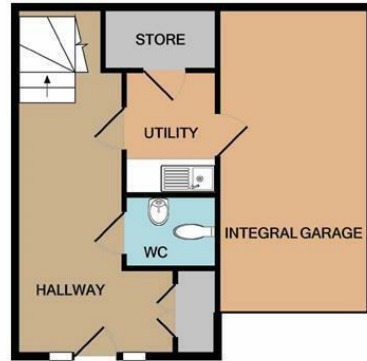
We also believe that the council tax band is E.

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

Annual estate management fee payable to RMG.

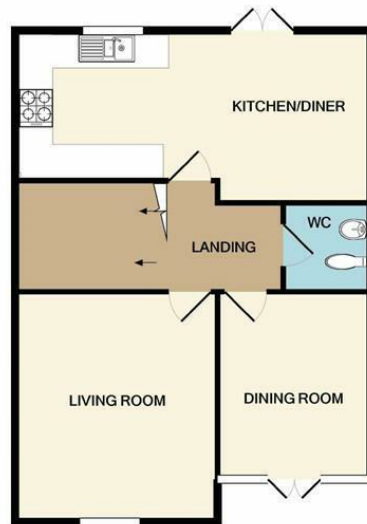




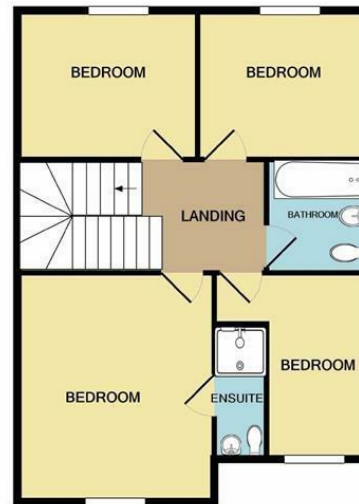


GROUND FLOOR

Measurements are approximate. Not to scale. Illustrative purposes only  
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1ST FLOOR



2ND FLOOR



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Offices at: Chorlton, Didsbury, Disley, Hale, Glossop, Macclesfield, Manchester Deansgate, Manchester Whitworth Street, New Mills, Sale, Wilmslow and Withington

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