



jordan fishwick

8 Box Tree Mews, Macclesfield, Cheshire, SK11 8QY

**** NO ONWARD CHAIN **** Located on a quiet residential cul-de-sac close to local shops and excellent schools. This very attractive and well presented three bedroom Cheshire brick detached family home has been in the same family for many years and over this time has been exceptionally well maintained. In brief the property comprises; covered porch, entrance vestibule, downstairs WC, living room, dining room, conservatory and kitchen with door opening to the side of the property. The staircase leads up to the first floor landing with doors off to the three bedrooms and wet room. Outside, the property is set behind a lawned garden with a driveway to the side providing off road parking. There is additional off road parking and a GARAGE located within a separate block. The rear garden is a real feature with a spacious garden room and has the ever sought after Westerly facing orientation. This mature garden has been skilfully landscaped with a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Mature trees to the rear provide a high degree of privacy. Timber panel fencing to the boundaries. A courtesy gate to the side. An early viewing is essential.

£405,000

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 Chester Road in the direction of Broken Cross, take the first exit at the roundabout onto Ivy Road. Continue along Ivy Road taking the third left onto Box Tree Mews.

Covered Porch

Tiled floor.

Entrance Vestibule

Stairs to the first floor. Double doors to the living room. Radiator.

Downstairs WC

Push button low level WC and wash hand basin. Window to the side aspect. Wall mounted Worcester boiler. Radiator.

Living Room

16'0 x 12'2

Well presented featuring a curved bay window to the front aspect. Gas fire and surround. Ceiling coving. Radiator. Archway through to the dining room.

Dining Room

9'0 x 8'10

Space for a dining table and chairs. Sliding patio doors to the conservatory. Ceiling coving. Radiator.

Conservatory

12'10 x 10'2

Spacious conservatory with double glazed windows and French doors to the garden. Recessed ceiling spotlights. Radiator.

Kitchen

9'10 x 8'10

Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled returns. One and a quarter bowl sink unit with mixer tap and drainer. Four ring gas hob with extractor hood over and double oven below. Space for a small fridge/freezer and washing machine. Recessed ceiling spotlights. Wood laminate floor. Radiator. Window to the rear aspect. Door to the side aspect.

Stairs To The First Floor Landing

Window to the side aspect. Access to the loft space. Built in airing cupboard.

Bedroom One

12'4 x 12'1

Double bedroom fitted with a range of wardrobes. Window to the rear aspect. Recessed ceiling spotlights. Radiator.

Bedroom Two

10'5 x 9'10

Double bedroom fitted with a range of wardrobes. Window to the front aspect. Recessed ceiling spotlights. Radiator.

Bedroom Three

9'0 x 7'5

Single bedroom with window to the front aspect. Recessed ceiling spotlights. Radiator.

Wet Room

Walk in shower, push button low level WC and wash hand basin. Tiled floor and walls. Chrome ladder style radiator. Recessed ceiling spotlights. Window to rear aspect.

Outside

Driveway

One parking space to the side of the property with an additional space in front of the garage.

Garage

17'3 x 9'3

The garage is located within a separate block with up and over doors to the front and rear. The rear door allows access to the garden.

Garden Room

9'6 x 7'7

With power and light.

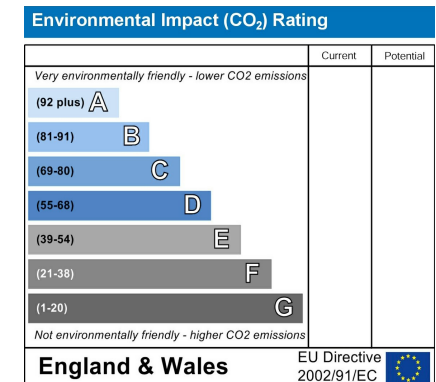
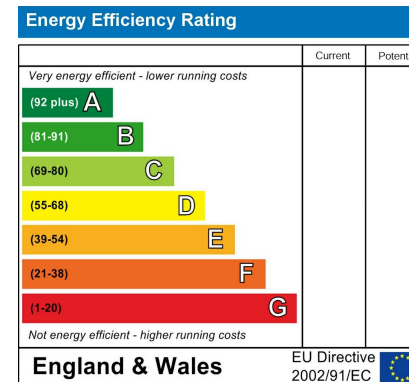
Westerly Facing Garden

The rear garden is a real feature and has the ever sought after Westerly facing orientation. This mature garden has been skilfully landscaped with a spacious patio ideal for entertaining family and guests or to just simply relax and enjoy overlooking a well maintained lawn with various shrubs and hedging to the borders. Spacious garden room to the rear. Mature trees to the rear provide a high degree of privacy. Timber panel fencing to the boundaries. A courtesy gate to the side.

TENURE

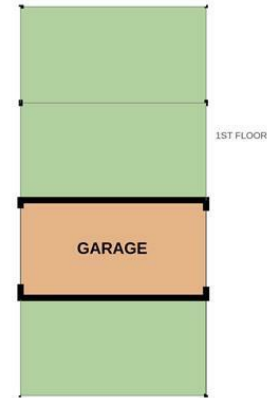
We have been informed by the vendor that the property is Freehold and council tax band D.

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





GROUND 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

01625 434000

macclesfield@jordanfishwick.co.uk
www.jordanfishwick.co.uk

