



7 Lime Grove, Macclesfield, Cheshire, SK10 1LX

A beautifully appointed property providing spacious and versatile family accommodation enjoying a favourable position on a quiet cul-de-sac off Fence Avenue and within a short distance of the canal, open countryside, Macclesfield town centre and train station. The owners have given careful consideration to its detail and finish to provide a perfect balance for the new owners providing a delightful home ideal for family occupation. Offering 'ready to move into' accommodation and in brief comprises; a covered porch, entrance hallway, an elegantly presented living room/dining room, conservatory, breakfast kitchen, utility room and downstairs WC. To the first floor are four bedrooms and stylish bathroom. The block paved driveway provides off road parking and leads to the integral garage/bike store. The mature garden is a real feature and 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. Beautiful flower beds have been carefully nurtured and offer an array of attractive plants, flowers and shrubs to the borders.

£470,000

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 in an Easterly direction along Buxton Road (A537), take the 2nd turning on the left onto Fence Avenue. Take the first turning on the right into Lime Grove where the property can then be found on the left hand side.

Entrance Hallway

Attractive moduleo flooring stretching through to the kitchen. Under stairs storage cupboard. Stairs to the first floor landing. Ceiling coving. Radiator.

Living/Dining Room

26'6" x 7'11" extending to 10'3"

Living Area

17'7" x 10'3"

Elegantly presented living room featuring a coal effect living flame gas fire and surround. Attractive

moduleo flooring. Double glazed window to the front aspect. Ceiling coving. Radiator. Open to the dining area.

Dining Area

8'10" x 7'11"

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

Conservatory

14'4 x 9'2"

Bright and airy conservatory with double glazed windows and French doors allowing natural light to flood in. Attractive moduleo flooring. Contemporary radiator.

Breakfast Kitchen

15'10" x 7'10" extending to 11'4"

Tastefully presented kitchen comprising a range of base units with granite work surfaces over and matching wall mounted cupboards. Underhung one and a quarter bowl stainless steel sink unit with mixer tap. Four ring electric hob with extractor hood over and double oven below. Space for a fridge/freezer. Recessed ceiling spotlights. Attractive moduleo flooring. Double glazed window and door to the side aspect.

Utility Room

6'10" x 4'1"

Fitted with a base unit with work surface over and matching wall mounted cupboards. Space for a washing machine. Recessed ceiling spotlights. Attractive moduleo flooring.

Downstairs WC

Fitted with a push button low level WC and vanity wash hand basin. Built in storage cupboard housing the Worcester boiler. Attractive moduleo flooring. Recessed ceiling spotlights.

Stairs To The First Floor

Access to the loft space. Ceiling coving.

Bedroom One

15'5" x 9'0"

Double bedroom fitted with a range of wardrobes. Double glazed window to the front aspect. Radiator.

Bedroom Two

24'2" x 7'3"

Double bedroom with double glazed windows to the front and rear aspect. Two radiators.

Bedroom Three

10'2" x 8'7"

Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Four

7'11" x 6'7"

Single bedroom with double glazed window to the front aspect. Radiator.

Stylish Family Bathroom

Fitted with a stylish white suite comprising; panelled bath with shower over and screen to the side, push button low level WC with concealed cistern and vanity wash hand basin. Chrome ladder style radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Outside

Driveway

The block paved driveway to the front provides off road parking and leads to the integral garage/bike store.

Garage/Bike Store

7'11" x 7'2"

Previously a conventional garage and now a bike storage after converting the rear part to a utility room and downstairs WC. Up and over door to the front.

Garden

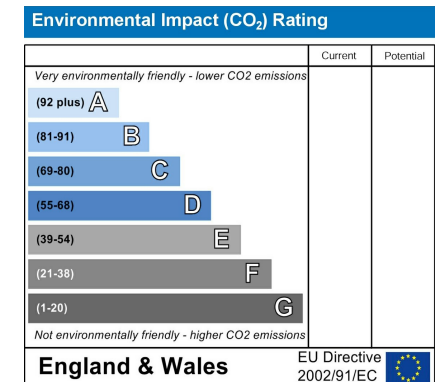
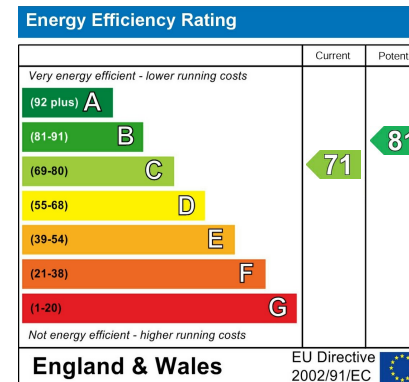
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TENURE

The vendor has advised that the property is Leasehold and that the council tax band is D.

We also believe the lease term to be 999 years from 29 September 1925.

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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