



Jordan fishwick

23 GONVILLE AVENUE SUTTON MACCLESFIELD SK11 0EG

£349,950

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**** NO ONWARD CHAIN **** Located in the highly desirable village of Sutton, a short drive to Macclesfield Forest as well as the town centre and train station. Enjoying a delightful elevated setting within a quiet cul-de-sac with fantastic walks on the doorstep. This well presented detached bungalow comprises in brief; porch, entrance vestibule, spacious living room and kitchen. An inner hallway allows access to two well proportioned bedrooms, a conservatory and shower room. Externally, the property enjoys an elevated position being set back from the road behind a driveway which leads to the attached garage. Steps lead up to the property with an attractive front lawn and an array of shrubs and plants. The rear garden is equally as lovely, being fenced and enclosed with a large paved patio and flower beds to the perimeter offering an array of plants and shrubs bordering a delightful lawned garden.

Location

Located in a highly desirable residential location on the outskirts of Macclesfield, within the village of Sutton, a short drive to Macclesfield Forest as well as the town centre. Hall Lane is one of Suttons premier roads. 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. Turn left at the traffic lights onto Byrons Lane (sign posted for Sutton), and follow the road for some time where the road will turn onto Hall Lane. Take the next left onto Selwyn Drive and the property will be found on the left hand side just after the turning for Trinity Lane.

Porch

Double glazed sliding doors. Tiled floor.

Entrance Vestibule

Built in cloaks cupboard. Radiator.

Living Room

16'0 11'2
Spacious reception room with feature coal effect gas fire and surround. Ceiling coving. Double glazed window to the front aspect. Radiator.

Kitchen

8'8 x 8'3
Fitted with a range of base units with work surfaces over and matching wall mounted cupboards. Tiled splash backs. Inset Franke stainless steel sink unit with mixer tap and drainer. Four ring electric hob with extractor hood above. Built in Bosch oven with Bosch microwave oven above. Integrated fridge/freezer with matching cupboard front. Space for a washing machine. Built in larder cupboard. Double glazed window and door to the side aspect.

Inner Hallway

Access to the loft space. Built in storage cupboard housing the boiler.

Bedroom One

13'0 x 8'0 to wardrobe fronts
Double bedroom fitted with a range of wardrobes and over bed storage. Double glazed window to the rear aspect. Radiator.

Bedroom Two/Dining Room

10'0 x 8'0
Versatile room with sliding patio doors to the conservatory. Radiator.

Conservatory

10'0 x 7'10
Double glazed windows and door opening to the garden. Radiator.

Shower Room

Fitted with a modern suite comprising; walk in shower, push button low level WC and wash hand basin. Tiled walls. Chrome ladder style radiator. Recessed ceiling spotlights. Window to the side aspect.

Outside

Driveway

The property enjoys an elevated position being set back from the road behind a driveway and leads to the attached garage. Steps lead up to the property with an attractive front lawn and an array of shrubs and plants. An enclosed and secure ginnel allows access to the garden.

Attached Garage

16'6 x 8'4
Up and over door. Power and lighting. Window to the rear aspect.

Garden

The mature rear garden is fenced and enclosed with a large paved patio and flower beds to the perimeter offering an array of plants and shrubs bordering a delightful lawned garden.

Tenure

The vendor has advised us that the property is Freehold.
The vendor has also advised us that the property is council tax band D.
We would recommend any prospective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix G2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		83
(69-80)	C	64	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	