



jordan fishwick

13 Minor Avenue, Lyme Green, Macclesfield, Cheshire, SK11 0LQ

A well presented two bedroom semi detached property on a quiet cul-de-sac just on the outskirts of Macclesfield. Situated in the highly desirable residential location of Lyme Green which adjoins some of the finest countryside around. The present owners have given careful consideration to its detail to provide a perfect balance for the new owners and in brief the accommodation comprises; entrance vestibule, elegant living room featuring a gas log burning style stove, dining room and kitchen with views overlooking Lyme Green play area and beyond. To the first floor are two well presented bedrooms and bathroom. To the front is off road parking for two vehicles with a courtesy gate to the pleasant garden laid mainly to lawn with various shrubs and hedging to the borders. Paved seating areas take maximum advantage of the countryside surroundings and views towards Teggs Nose.

£290,000

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 in recent years it has grown to become a thriving business centre. Nowadays Macclesfield is a modern shopping centre with a range of leisure facilities to suit most tastes. There are many independent and state primary schools and secondary schools and easy access to the town. 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

From our office turn right opposite the train station onto Sunderland Street. At the traffic lights turn left and then right onto Mill Lane. Continue along this road which becomes London Road and past the football ground and the Lyme Green retail park then turn left onto Lindrum Avenue and Minor Avenue is the next turning on the left. The property will be found on the right hand side.

Entrance Vestibule

Stairs to the first floor.

Living Room

14'0 x 10'10

Elegant reception room featuring a gas log burning style stove within the chimney recess. Double glazed bay window to the front aspect. Under stairs storage cupboard. Laminate floor. Radiator.

Dining Room

14'0 x 7'0

Ample space for a dining table and chairs. Cupboard housing the Worcester boiler. Double glazed window to the rear aspect. Tiled floor. Radiator.

Kitchen

9'1 x 7'0

Fitted with a range of soft close base units with work surfaces over and matching wall mounted cupboards. Inset one and a quarter bowl sink unit with mixer tap and drainer. Four ring electric hob with extractor hood above and double oven below. Integrated fridge/freezer with matching cupboard front. Space for a washing machine. Tiled floor. Recessed ceiling spotlights. Double glazed window to the rear and side aspect.

Stairs To The First Floor

Double glazed window to the side aspect. Access to the loft space.

Bedroom One

13'10 x 11'7 max

Tastefully presented master bedroom with double glazed bay window to the front aspect and additional double glazed window. Laminate floor. Radiator.

Bedroom Two

13'2 x 7'4

Double bedroom with double glazed window to the rear aspect with far reaching views towards Teggs Nose. Radiator.

Bathroom

Fitted with a white suite comprising; tiled panelled bath with shower over and screen to the side, push button low level W.C and vanity wash hand basin. Tiled walls and floor. Contemporary radiator. Recessed ceiling spotlights. Double glazed window to the rear aspect.

Outside

Driveway

The driveway to the front provides off road parking for two vehicles. A courtesy gate to the side allows access to the garden.

Garden

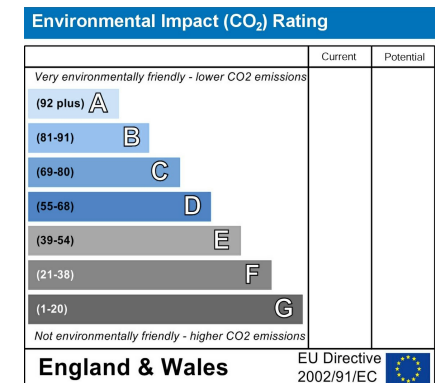
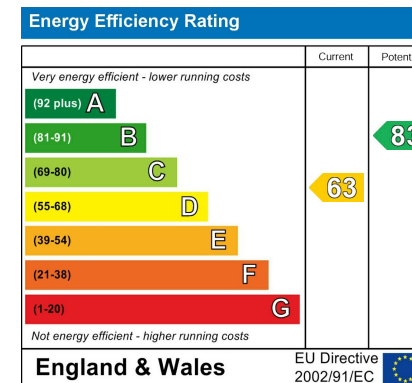
To the rear is a pleasant garden laid mainly to lawn with various shrubs and hedging to the borders. Paved seating areas take maximum advantage of the countryside surroundings and views towards Teggs Nose. Summer house. Courtesy gate to the front.

Tenure

The vendor has advised us that the property is Freehold.

The vendor has also advised us that the property is council tax band B.

We would recommend any prospective 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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