



12 CARDIGAN CLOSE MACCLESFIELD SK11 8QG

**** NO ONWARD CHAIN **** This well presented traditional bay fronted three bedroom semi-detached property is located on a quiet cul-de-sac in a highly desirable residential area, within close proximity of local shops, excellent schools as well as Macclesfield general hospital and the town centre. In brief the accommodation comprises; entrance hallway, living room, fantastic open plan family/dining kitchen with bi-folding doors opening onto the pleasant Southerly facing rear garden. To the first floor are three bedrooms and a stylish family bathroom. Externally, there is a block paved driveway to the front which provides off road parking. To the rear is a Southerly facing low maintenance garden laid mainly to lawn with a stone patio area ideal for dining and entertaining both family and friends. Fencing and hedging to the perimeter.

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

Proceed out of Macclesfield along Chester Road passing the Fire Station on the left hand side. At the second roundabout take the first exit onto Ivy Road then take the first left onto Clifford Road. Follow the road around and take the first left onto Cardigan Close where the property can be found on the right hand side.

Entrance Hallway

Laminate floor. Stairs to the first floor. Under stairs storage cupboard. Radiator.

Downstairs WC

Push button low level WC and pedestal wash hand basin. Double glazed window to the side aspect.

Living Room

11'7 x 11'5
Double glazed bay window to the front aspect. Radiator.

Breakfast Kitchen

15'10 x 10'6
Fitted with a stylish range of base units with work surfaces and matching wall mounted cupboards. Inset stainless steel sink unit with mixer tap and drainer. Integrated fridge/freezer and dishwasher all with matching cupboard fronts. Four ring electric hob with extractor hood over. Built in oven. The feature island with matching cupboards and a breakfast bar with stool recess. Recessed ceiling spotlights. Large cupboard housing a Worcester boiler and space for a washing machine. Two skylight windows. Bi-folding doors to the garden. Laminate floor. Radiator.

Dining Area

11'7 x 11'7
Ample space for a dining table and chairs. Recessed ceiling spotlights. Laminate floor. Radiator.

Stairs To The First Floor Landing

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

Bedroom One

12'3 x 11'7
Double bedroom with double glazed bay window to the front aspect. Radiator.

Bedroom Two

11'6 x 11'0
Double bedroom with double glazed window to the rear aspect. Radiator.

Bedroom Three

7'0 x 6'0
Single bedroom with double glazed window to the front aspect. Radiator.

Bathroom

Fitted with a panelled bath with shower over and screen to the side, push button low level WC and vanity wash hand basin. Chrome ladder style radiator. Tiled walls and floor. Double glazed window to the rear aspect.

Outside

Driveway

A block paved driveway to the front provides off road parking. A courtesy gate to the side allows access to the garden.

Southerly Facing Garden

To the rear is a Southerly facing low maintenance garden laid mainly to lawn with a stone patio area ideal for dining and entertaining both family and friends. Fencing and hedging to the perimeter.

Tenure

The vendor has advised us that the property is Freehold and that the council tax band is C. We would advise any perspective buyer to confirm these details with their legal representative.



Measurements are approximate. Not to scale. Illustrative purposes only. Made with Metropix ©2024

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		70	
(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	